

City of Santa Maria

# Comprehensive Housing Affordability Strategy

(CHAS)

Fiscal Years 1994 - 1998

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Prepared by:

Community Development Department  
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**CITY OF SANTA MARIA**

**COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY  
(CHAS)**

**FISCAL YEARS 1994-1998**


**INCLUDING AN ANNUAL PLAN FOR FISCAL YEAR 1994**

**PREPARED BY:**

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**November 1993**



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# CHAS Cover Sheet

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

## Comprehensive Housing Affordability Strategy (CHAS) Instructions for Local Jurisdictions

Name of Jurisdiction:  City of Santa Maria		Type of Submission: (mark one) <input checked="" type="checkbox"/> New Five-Year CHAS: (enter fiscal yrs.) FY: 1994 through FY: 1998
Name of Contact Person:  Barbara Sutton Hutchins, Principal Planner	Telephone No: (805) 925-0951 Ext. 244	<input type="checkbox"/> Annual Plan for FY:
Address: 110 South Pine Street, #101 Santa Maria, CA 93454		(mark one) <input checked="" type="checkbox"/> Initial Submission <input type="checkbox"/> Resubmission of Disapproved CHAS

### The Jurisdiction

Name of Authorized Official:

Wayne Schwammel, City Administrator

Signature & Date:

X *Wayne Schwammel* 12/29/93

### HUD Approval

Name of Authorized Official:

Charles Ming, Manager

Signature & Date:

X *Charles Ming*

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# INTRODUCTION

This COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) document has been prepared to identify the City of Santa Maria's overall needs for affordable and supportive housing and outline a strategy to address those needs. More specifically, this document contains a community profile that describes the City's housing needs and market conditions, a one-year strategy that establishes priorities for meeting those needs, an outline of resources that are anticipated to be available for the provision of affordable and supportive housing, and a one-year investment plan that outlines the intended uses of resources.

Title I of the National Affordable Housing Act established the requirement that States and local governments that apply for direct assistance under certain HUD (U. S. Department of Housing and Urban Development) programs, such as the Community Development Block Grant Program, have a CHAS that has been approved by HUD. The CHAS replaces the Housing Assistance Plan (HAP) required for Community Development Block Grant (CDBG) Program funding and the Comprehensive Homeless Assistance Plan (CHAP) required by the McKinney Homeless Assistance Programs. Also, it should be noted that the CHAS was prepared in conjunction with and is in conformance with the adopted Housing Element of the City's General Plan.

While the CHAS document establishes goals, policies, and programs for future development of affordable housing and supportive housing facilities, it is important to note that the City of Santa Maria has an accomplished track record of providing assisted housing to its citizens. The housing assistance programs provided to date in Santa Maria are briefly described below.

## **AFFORDABLE HOUSING**

### PUBLIC HOUSING/EVANS PARK

Developed by the Redevelopment Agency of the City of Santa Maria in partnership with County Housing Authority

Funded through HUD's Federal Urban Renewal and Conventional Public Housing Programs

Owned and managed by the County Housing Authority

150 rental units for low income families completed in 1970

### SECTION 236 PROGRAM/UNION PLAZA

Developed by the Redevelopment Agency of the City of Santa Maria in partnership with Teamsters Union

Funded through HUD's Urban Renewal/NDP and FHA 236 Programs

122 rental units for low income elderly completed in 1975

#### SECTION 236 PROGRAM/CENTRAL PLAZA

Developed by the Redevelopment Agency of the City of Santa Maria in partnership with Teamsters Union

Funded through HUD's Urban Renewal/NDP and FHA 236 Programs

112 rental units for low income families completed in 1976

#### HOUSING INCENTIVES PROGRAM/PEPPERWOOD PROJECT

Developed by for-profit developer in partnership with City of Santa Maria

Funded through HUD's Community Development Block Grant Program

22 homes for low/moderate income first-time buyers completed in 1984

#### HOUSING INCENTIVES PROGRAM/VALENTINE COURT

Developed by Peoples' Self-Help Housing Corp. in partnership with City of Santa Maria

Funded through HUD's Section 202 and Community Development Block Grant Programs

Owned and managed by Valentine Court Inc. (PSHHC)

35 rental units for very low income elderly, physically handicapped, or developmentally disabled persons completed in 1990

#### HOUSING INCENTIVES PROGRAM/OAK VALLEY, PHASE I

Developed by Santa Barbara Community Housing Corp in partnership with City of Santa Maria

Funded with City General Funds

67 homes for low/moderate income first-time buyers completed in 1990

#### HOUSING INCENTIVES PROGRAM/OAK VALLEY, PHASE II, SELF-HELP HOUSING

Sponsored by Peoples' Self-Help Housing Corp. in partnership with City of Santa Maria

Funded through various federal, state, local, and private programs

70 homes for low income first-time buyers completed in 1992

#### HOUSING INCENTIVES PROGRAM/LOS ADOBES DE MARIA APARTMENTS FARMWORKER RENTAL PROJECT

Sponsored by Peoples' Self-Help Housing Corp in partnership with City of Santa Maria

Funded through HUD's CDBG Program and Farmers Home Administration

65 units for low income farmworker families; project in progress

#### LOW INCOME HOUSING TAX CREDIT (LIHTC)

##### PROGRAM/MERIDIAN APARTMENTS

Owner/Developer: California Investors XII

Park Development and Sewer Impact fees deferred by City

236 rental apartment units, 100% of units affordable to families whose income does not exceed 60% of area median income

Project completed in 1992

### INCLUSIONARY ZONING/HIDDEN PINES ESTATES

Owner/Developer: Jerry Stephenson Construction

23 out of 207 small lot single family homes conditioned for affordability to low income families in March 1991; project in progress

### RESIDENTIAL REHABILITATION LOAN PROGRAM

Developed by City of Santa Maria

Funded through HUD's Community Development Block Grant Program

127 loans provided to low/moderate income homeowners; ongoing since 1979

### SECTION 8 EXISTING HOUSING PROGRAM

Administered by the County Housing Authority

Funded through HUD's Section 8 Program; ongoing

Currently 1,290 rental certificates and vouchers in Santa Maria for low-income persons;

## **SUPPORTIVE HOUSING**

### GOOD SAMARITAN SHELTER

Managed by Good Samaritan Shelter, Inc.

Funded jointly by City, County, and HUD's CDBG Program

Shelter for 36 homeless low income persons established in 1988

### TRANSITIONAL CENTER FOR WOMEN AND CHILDREN

Managed by Good Samaritan Shelter, Inc.

Funded with City General Funds; City-owned property

Shelter for 16 homeless low income women/children established in 1988

### NATIONAL GUARD ARMORY

Managed by Good Samaritan Shelter, Inc., and National Guard

Funded jointly by City and County

Shelter for 250 homeless low income individuals established in 1990

### SHELTER SERVICES FOR WOMEN (EMERGENCY SHELTER FOR BATTERED WOMEN AND CHILDREN)

Managed by Shelter Services for Women

Acquisition and rehabilitation funded by City through HUD's CDBG Program

Emergency shelter for 6 battered women and their children established in 1987

### SANTA MARIA INDEPENDENT LIVING ENVIRONMENT (SMILE)/GROUP HOMES

Managed by SMILE

Acquisition and rehabilitation of three group homes funded by City through HUD's CDBG Program

Residential care facilities for 18 developmentally disabled adults

First home established in 1986; two additional homes established in 1992



### KLEIN BOTTLE YOUTH SHELTER

Managed by Klein Bottle Youth Programs

Rehabilitation of group home funded by the City through HUD's CDBG Program

Emergency shelter for 8 runaway, homeless, and at risk youth

### RECOVERY POINT ACUTE CARE AND DETOX FACILITY

Sponsored by Good Samaritan Shelter, Inc.

Purchase and installation funded by City through HUD's CDBG Program

Residential acute care and detoxification facility for 6 low income/chemically dependent adults; project completed in 1992

## SUMMARY OF CHAS DEVELOPMENT PROCESS

The Redevelopment/Special Projects Division of the Community Development Department performed the role of lead agency in the development of the CHAS. Support was provided by the Planning Division of the Community Development Department. In compiling the data and information needed for the CHAS, it was necessary to consult with many groups and agencies in the Santa Maria area. Among them were social service agencies that provided information regarding the housing needs of children, elderly persons, persons with disabilities, homeless persons, and children identified as lead-poisoned. Information was obtained from the following:

Housing Authority of the County of Santa Barbara  
Santa Barbara County Health Care Services  
Santa Barbara County Resource Management Department  
Santa Barbara County Mental Health Department  
Santa Barbara County Human Services Division  
Santa Barbara County Environmental Health Services Department  
Santa Barbara County Social Services Department  
Santa Barbara County Association of Governments  
State Employment Development Department  
Peoples' Self-Help Housing Corporation  
Good Samaritan Shelter, Inc.  
Community Action Commission of Santa Barbara County  
Legal Aid Foundation of Santa Barbara County  
Catholic Charities  
Salvation Army  
Klein Bottle Youth Programs  
Shelter Services for Women, Inc.  
Independent Living Resource Center  
Tri-Counties Regional Center  
Santa Maria Independent Living Environment (SMILE)  
Area Agency on Aging  
AIDS Counseling and Assistance Program (AIDS CAP)

The CHAS development process also represents an opportunity to involve citizens and community groups in the process of assessing the jurisdiction's overall housing needs, establishing strategic priorities and developing a plan to meet the jurisdiction's identified housing goals. A public hearing was held in the Community Development Department Conference Room on September 16, 1993. A legal ad was published on September 3, 1993, notifying the public of the meeting and requesting their participation in the development of the CHAS. In addition, a news release was posted and given to the media, and letters were sent to public agencies, community groups, non-profit housing providers, and citizens who had expressed an interest in housing issues, informing them of the meeting and requesting their attendance or written comments. Sixteen people attended the meeting, four of them City employees. Public comment given at the meeting, as well as written comments received, were incorporated into the CHAS.

A legal ad will be published in the Santa Maria Times on November 29, 1993, notifying the public of the 30-day public comment period from November 29, 1993, to December 28, 1993, and informing the public that the CHAS documents will be available for review at the City of Santa Maria Community Development Department, Public Library and City Clerk's office. The legal ad will also contain a summary of the document.



# I. COMMUNITY PROFILE

## **a. Market and Inventory Characteristics**

### **1. COMMUNITY DESCRIPTION**

#### **i. Background and Trends**

##### COMMUNITY SNAPSHOT

Santa Maria sits at the northern end of the Santa Maria Valley, immediately south of the Santa Barbara-San Luis Obispo County line and the Santa Maria River. Historically, the river flooded the valley floor, depositing rich alluvial soils and making the valley one of the most productive agricultural areas in the state. Primary crops of the valley are strawberries, celery, lettuce, peas, squash, cauliflower, spinach, broccoli, and beans. These labor-intensive crops attract migrant farm workers and their families to the Santa Maria Valley.

The City of Santa Maria developed in the middle of an agricultural valley when four local farmers each dedicated one square mile for the purpose of creating a new town. The city name was changed from "Grangerville" to "Central City" and then to Santa Maria in 1882; the city incorporated as "Santa Maria" in 1905. Around 1926, John Orcutt discovered the Santa Maria oil fields, and the unincorporated town of Orcutt started about six miles south of the Main Street/Broadway intersection, the center of Santa Maria. Oil production still provides a number of jobs, although many have moved to nearby off-shore platforms on the south Santa Barbara County coast.

Since 1957, the local economy has tracked the boom and bust cycle of government spending on programs at Vandenberg Air Force Base, approximately 20 miles southwest of Santa Maria. In the 1970's, the City Council embarked on a redevelopment project to stabilize the local employment picture and increase local government revenues. The Santa Maria Town Center added over 400,000 square feet of shopping area within an enclosed shopping mall environment. Subsequently, the City Council has acted aggressively to preserve Santa Maria's position as a regional retail destination.

During the past 20 years, Santa Maria actively sought industrial employment growth to balance lower-paying agricultural and retail sector jobs. Successes proved minimal. Many hinged on defense contracts at Vandenberg Air Force Base. The Challenger disaster sent an economic ripple through the Santa Maria economy. Increased demand for California real estate made 60 to 90 mile commutes from affordable housing in the Santa Maria Valley to jobs in and around Santa Barbara economically viable. Companies were looking at Santa Maria because of its affordable housing until the 20 to 30 percent real estate decline in the 1990's.

Santa Maria remains an affordable housing "Mecca," but demand for housing is much more cautious than in the late 1980's. Santa Maria initiated its Sphere of Influence and

Annexation Study in 1989. A steady supply of land and demand for affordable housing products should improve the housing market and help attract long-term employment opportunities to the Santa Maria Valley.

## ii. Demographics/Low-Income and Racial/Ethnic Concentrations

### POPULATION CHARACTERISTICS

The 1990 U.S. Census reported a total population of 61,284 persons residing in the City of Santa Maria. This is a 54 percent increase from the 1980 Census count of 39,685 people. The average annual growth rate for the ten year period between census counts was 4.44 percent. The City of Santa Maria Community Development Department is projecting that Santa Maria will continue to grow in population at an average rate of 2.5 percent over the 20 year period from 1990 to 2010. Current State Department of Finance Population Estimates placed the City's population at 64,046 on January 1, 1992.

#### Population by Age Characteristics

According to the 1990 Census, the median age of the City population is 29.33 years old. In 1980, the median age was 27.90. The 1970 Census recorded a median age of 24.50. These data represent a significant aging of the City's population from 1970 to 1990. Table 1 shows the percentage of three life cohorts based on the 1980 and 1990 Census data.

TABLE 1

<u>Age</u>	<u>1980</u>	<u>1990</u>
0-17	29.44%	29.86%
18-64	59.86%	58.10%
65 & over	10.70%	12.04%

#### Population by Ethnic Characteristics

The Hispanic population is the largest ethnic group in Santa Maria. In the 1980 Census, 33.5 percent of the population claimed Hispanic origins. The 1990 Census reported 45.7 percent claiming Hispanic origins. These data show a 111 percent increase in the Hispanic population as compared with a 54 percent increase in the total population of the City. Table 2 shows that proportionally, the White (non-Hispanic) population has declined as dramatically as the Hispanic population has risen, while the proportions of Black and Asian populations have remained virtually unchanged.

TABLE 2

	<u>1980</u>	<u>1990</u>
White (Non-Hispanic)	58.14%	46.41%
Hispanic (All Races)	33.47%	45.71%
Asian & Pacific Islanders	5.25%	5.13%
Black (Non-Hispanic)	2.09%	1.95%
Native American	.98%	.61%
Other	.07%	.19%

### HOUSEHOLD CHARACTERISTICS

The 1990 Census reported a total of 19,907 households in Santa Maria. This is a 41 percent increase over the 14,040 households reported in the 1980 Census. The mean, or average, household size increased from 2.8 persons to 3.04 persons, 2.90 persons per owner-occupied dwelling unit and 3.20 persons per renter-occupied unit. Table 3 shows the percentage of units (occupied, owner-occupied, and renter-occupied) by the number of persons per dwelling unit. It shows that over 50 percent of the occupied units were inhabited by one or two persons. It also shows a much larger percentage of two-person owner-occupied than renter-occupied units and many more seven-person renter-occupied than owner-occupied units.

TABLE 3

<u>Persons per Unit</u>	<u>% of Total Occ. Units</u>	<u>% of Total Owner Units</u>	<u>% of Total Renter Units</u>
1 Person	19.70%	17.40%	22.37%
2 Persons	30.79%	37.23%	23.28%
3 Persons	16.36%	15.44%	17.42%
4 Persons	14.92%	14.32%	15.62%
5 Persons	8.21%	7.39%	9.17%
6 Persons	4.56%	4.22%	4.96%
7 or More Persons	5.46%	3.99%	7.17%

In 1980, 39 percent of the households were families with children. According to the 1990 Census, a total of 8,429 households, or 42 percent of all households, were counted as families with children under 18 years of age.

- 6,064 (30.46 percent) were traditional families.
- 556 ( 2.79 percent) were single male headed households.
- 1,809 ( 9.09 percent) were single female headed households.



## Households by Ethnic Characteristics

CHAS Table 1A, which follows this section, shows that 60 percent of households are White (non-Hispanic), and 33 percent of households are Hispanic. This contrasts with the ethnic characteristics of the general population of 46.4 percent White (non-Hispanic) and 45.7 percent Hispanic. The obvious conclusion is that Hispanic households are much larger than White (non-Hispanic) households.

## EMPLOYMENT CHARACTERISTICS

According to the 1990 Census, the City has 29,113 persons 16 years and older in the labor force; there are 15,390 persons 16 years and older that are not in the labor force. 7.79 percent of the labor force is unemployed. The current (January 1993) unemployment rate in Santa Barbara County is 9.1 percent; in April 1990, the County unemployment rate was 4.2 percent.

Listed below are the highest employment industries in Santa Maria. Over 70 percent of all employment occurs in these five sectors. The percentage of total employment is also shown.

Retail Trade	17.9%
Professional and Related Services	17.1%
Agriculture	16.0%
Manufacturing	12.2%
Construction	7.1%

Listed below are the occupation categories listed in the 1990 Census. The percentage of total employment is again shown.

Technical, Sales, & Administrative Support	27.8%
Managerial & Professional Specialty Occupations	17.1%
Operators, Fabricators, & Laborers	15.7%
Farming, Forestry, & Fishing Occupations	14.5%
Service Occupations	13.1%
Precision Production, Craft, & Repair Occupations	11.8%

- Approximately 64 percent of the labor force living in Santa Maria also works in Santa Maria.
- 23 percent of the work force living in Santa Maria works outside the City limits, but works within Santa Barbara County.
- About 10 percent of the workers living in Santa Maria work outside the County.

- The greatest change, from the 1980 Census, occurred in the number of residents commuting to jobs outside the City limits. This increased from 5.26 percent to 10.27 percent.
- The average travel time to work increased from 15 minutes in 1980 to 18 minutes in 1990.

### Agricultural Employment

From 1980 to 1990, farming, forestry and fishing occupations grew in number from 1,637 to 3,896, a 140 percent increase. Over the same 10-year period, the percentage of City population employed in this sector grew from 9.7 to 14.5. Because the Santa Maria Valley is an agricultural valley, the vast number of jobs increased in farming, rather than forestry or fishing. Since row crop agriculture is labor intensive, most of the employment growth in this sector can be attributed to farmworkers.

### Farmworker Wages

Although the available 1990 Census data are not tabulated to show race/ethnicity (or citizenship) by occupation (or industry), certain inferences can be drawn by using the available information.

- Self-employed farm income (average) is \$16,707. Self-employed non-farm income (average) is \$21,117. For the self-employed, farm income is about 80 percent of the non-farm income.
- Hispanic household income is about 82 percent of the average household income in the City.
- Per capita income for Hispanic and "Other Race" persons was 59 percent and 55 percent of the per capita income citywide. Note that over 99 percent of the other race category claimed Hispanic origins.
- Over 22 percent of the City population is foreign born; over 16 percent of the City population does not hold U.S. citizenship.
- Most farmworkers are foreign born and Hispanic persons.

The data imply that farmworkers earn significantly lower wages than the City population as a whole. The data also suggest that the household size for farm workers is about 40 percent larger than the City as a whole.

### HOUSEHOLD AND FAMILY INCOME

The 1990 Census data show that the median household income in Santa Maria rose 84 percent, from \$16,005 in 1980, to \$29,492 in 1990. The median income for families (excludes single person households) rose 74 percent, from \$18,526 to \$32,170 during the

same period. Santa Barbara County's median household income was \$35,677 in 1990--up 99 percent from 1980. The County's median family income rose over 90 percent from \$21,630 in 1980 to \$41,288 in 1990.

CHAS Table 1A, which follows this section, shows that 31 percent of households in Santa Maria are Very Low Income (0 to 50 percent of Santa Barbara County Median Family Income); however, 42 percent of Hispanic households in Santa Maria are Very Low Income. It also shows that 38 percent of all households in Santa Maria are Above Moderate Income (above 95 percent of Santa Barbara County Median Family Income), but only 25 percent of Hispanic households in Santa Maria are Above Moderate Income.

#### PER CAPITA INCOME

Santa Maria's per capita income rose 86 percent between 1980 and 1990, from \$6,507 to \$12,118.

#### POVERTY LEVEL

The poverty level for a family of four in 1990 was \$12,674. Table 4 shows the ranges used in the 1990 Census.

TABLE 4

<u>SIZE OF FAMILY UNIT</u>	<u>POVERTY THRESHOLD</u>
One person	\$ 6,310
Under 65 years	\$ 6,451
65 years and over	\$ 8,947
Two persons	\$ 8,078
Householder under 65 years	\$ 8,343
Householder 65 years and over	\$ 7,601
Three persons	\$ 9,885
Four persons	\$12,674
Five persons	\$14,990
Six persons	\$16,921
Seven persons	\$19,162
Eight persons	\$21,328
Nine or more persons	\$25,480

- The level of poverty increased 41.9 percent between the 1980 and 1990 censuses, from 11.7 percent to 16.6 percent of the population.
- Although the number of persons age 60 and over living in poverty increased from 558 to 657, the percentage of this age group living in poverty decreased from 1.41 percent to 1.07 percent.



- The percentage of children living in poverty increased over 58 percent during the period. 4.63 percent of all children were living in poverty in 1980; 7.34 percent were living in poverty in 1990.

These facts, coupled with increased poverty citywide, indicate that the burden of poverty impacts families with children more in 1990 than it did in 1980.

### LOW-INCOME CONCENTRATIONS

The CHAS instructions require that each jurisdiction define what it considers to be "areas of low-income concentration." This jurisdiction has defined these areas as census tract block groups in which more than 35 percent of persons are below the poverty level (\$12,674 for a family of four).

Five block groups qualify as areas of low-income concentration. They are shown on Table 5 along with the percentage of the population below the poverty level, the total number of persons in the block group, the number below the poverty level, and the median household income for the block group. Evans Park, the City's 150-unit public housing project, is located in the block group with the highest poverty level in Census Tract 23.02. Union Plaza and Central Plaza, both Section 236 projects which provide a total of 234 subsidized units, are located in the block group with the second highest poverty level in Census Tract 22.06. The other three block groups are all included in Neighborhood Conservation Program target areas.

A table including poverty level information and median household income for all block groups in the City follows this section. A 1990 census tract map showing the areas of low-income concentration also follows this section.

TABLE 5

<u>Census Tract</u>	<u>Block Group</u>	<u>Med HH Income</u>	<u>Total Persons</u>	<u># of Persons Below Poverty</u>	<u>% of Persons Below Poverty</u>
23.02	2	\$17,941	1,509	725	48.05%
22.06	3	\$10,349	1,291	507	39.27%
24.04	1	\$16,875	1,617	630	38.96%
23.04	4	\$18,625	1,750	650	37.14%
24.03	3	\$23,750	2,147	783	36.47%

### RACIAL/ETHNIC CONCENTRATIONS

The CHAS instructions ask that the jurisdiction provide its own definition for "areas of minority concentration." This jurisdiction has defined the term as those census tracts in which the percentage of the population who are members of a particular racial/ethnic minority group exceeds the city-wide percentage of the population who are members of that group by more than 20 percentage points.

The Hispanic population is the only racial/ethnic minority group large enough to show significant concentrations of population. Table 6, derived from 1990 Census data, shows that the percentage of population claiming Hispanic origins exceeds the city-wide average of 45.71 percent in five census tracts, 23.02, 23.03, 23.04, 24.03 and 24.04. These same tracts show overcrowding exceeding the city-wide average of 16.82 percent of all occupied housing units. Three census tracts, 23.03, 23.04 and 24.03, have concentrations of Hispanic population exceeding the city-wide average by more than 20 percentage points. These three contiguous tracts, located on the west side of the City, are considered to be "areas of minority concentration." They are shown on a 1990 census tracts map following this section.

TABLE 6  
CONCENTRATIONS OF RACIAL/ETHNIC MINORITIES

<u>Census Tract</u>	<u>Total Population</u>	<u>% of Pop Hispanic</u>	<u>% of HH Overcrowded</u>
20.03	1,332	22.30%	7.6%
20.07	1,574	14.04%	2.3%
21.00	8,078	25.27%	8.0%
22.03	2,451	33.78%	10.3%
22.05	3,443	37.41%	12.9%
22.06	3,923	33.01%	9.2%
22.07	3,556	28.74%	7.1%
22.08	3,752	16.60%	2.6%
23.02	8,231	53.72%	21.2%
<b>23.03</b>	<b>6,276</b>	<b>67.35%</b>	<b>33.6%</b>
<b>23.04</b>	<b>5,184</b>	<b>72.57%</b>	<b>31.0%</b>
24.02	3,829	39.38%	15.6%
<b>24.03</b>	<b>4,833</b>	<b>75.96%</b>	<b>37.4%</b>
24.04	4,822	58.25%	24.9%

Actions are being taken to address these concentrations. In an effort to promote housing affordability and provide housing opportunities throughout the community, the City has established a Single Family Small Lot Residential Zoning District (RSL-1). This district allows a minimum lot size of 4,500 square feet, although the City Council can approve an even smaller lot size for a particular project. A considerable number of "small lot" projects have been proposed and developed. These projects are dispersed throughout most of the census tracts in the City.

The Section 8 Housing Assistance Payments Program, funded through HUD, allows low income persons to find housing in publicly-assisted units throughout the community rather than concentrating in any particular area.

The City's Fair Housing Program prohibits discrimination in housing and promotes housing opportunities for all persons throughout the community. The Legal Aid Foundation of Santa Barbara County is under contract with the City to assist in conducting fair housing

activities. These include testing of fair housing practices for rental housing and direct legal representation of eligible clients in cases involving housing discrimination.



-----BLOCK GROUPS-----								
	BG1	BG2	BG3	BG4	BG5	BG6	BG7	TOTAL
CENSUS TRACT	-----							
20.03								
MEDIAN INCOME:	\$51,633	\$21,406	\$27,581		\$0			\$37,125
TOTAL PERSONS:	900	130	316		0			1,346
#<POVERTY:	79	18	8		0			105
%<POVERTY:	8.78%	13.85%	2.53%		ERR			7.80%
20.07								
MEDIAN INCOME:	\$50,993	\$0						\$50,993
TOTAL PERSONS:	1,507	0						1,507
#<POVERTY:	6	0						6
%<POVERTY:	0.40%	ERR						0.40%
21.00								
MEDIAN INCOME:	\$17,431	\$31,078	\$23,506	\$36,815	\$27,188	\$28,649	\$32,850	\$28,226
TOTAL PERSONS:	578	1,541	957	692	1,337	1,226	1,585	7,916
#<POVERTY:	76	206	157	32	74	78	88	711
%<POVERTY:	13.15%	13.37%	16.41%	4.62%	5.53%	6.36%	5.55%	8.98%
22.03								
MEDIAN INCOME:	\$36,639	\$40,125						\$37,188
TOTAL PERSONS:	1,466	988						2,454
#<POVERTY:	171	107						278
%<POVERTY:	11.66%	10.83%						11.33%
22.05								
MEDIAN INCOME:	\$44,342	\$48,155	\$20,673					\$32,323
TOTAL PERSONS:	840	1,171	1,299					3,310
#<POVERTY:	15	42	398					455
%<POVERTY:	1.79%	3.59%	30.64%					13.75%
22.06								
MEDIAN INCOME:	\$36,212	\$22,120	\$10,349					\$22,587
TOTAL PERSONS:	1,381	1,179	1,291					3,851
#<POVERTY:	72	303	507					882
%<POVERTY:	5.21%	25.70%	39.27%					22.90%
22.07								
MEDIAN INCOME:	\$41,250	\$42,125	\$45,066					\$42,926
TOTAL PERSONS:	1,071	1,245	1,240					3,556
#<POVERTY:	99	23	40					162
%<POVERTY:	9.24%	1.85%	3.23%					4.56%

-----BLOCK GROUPS-----

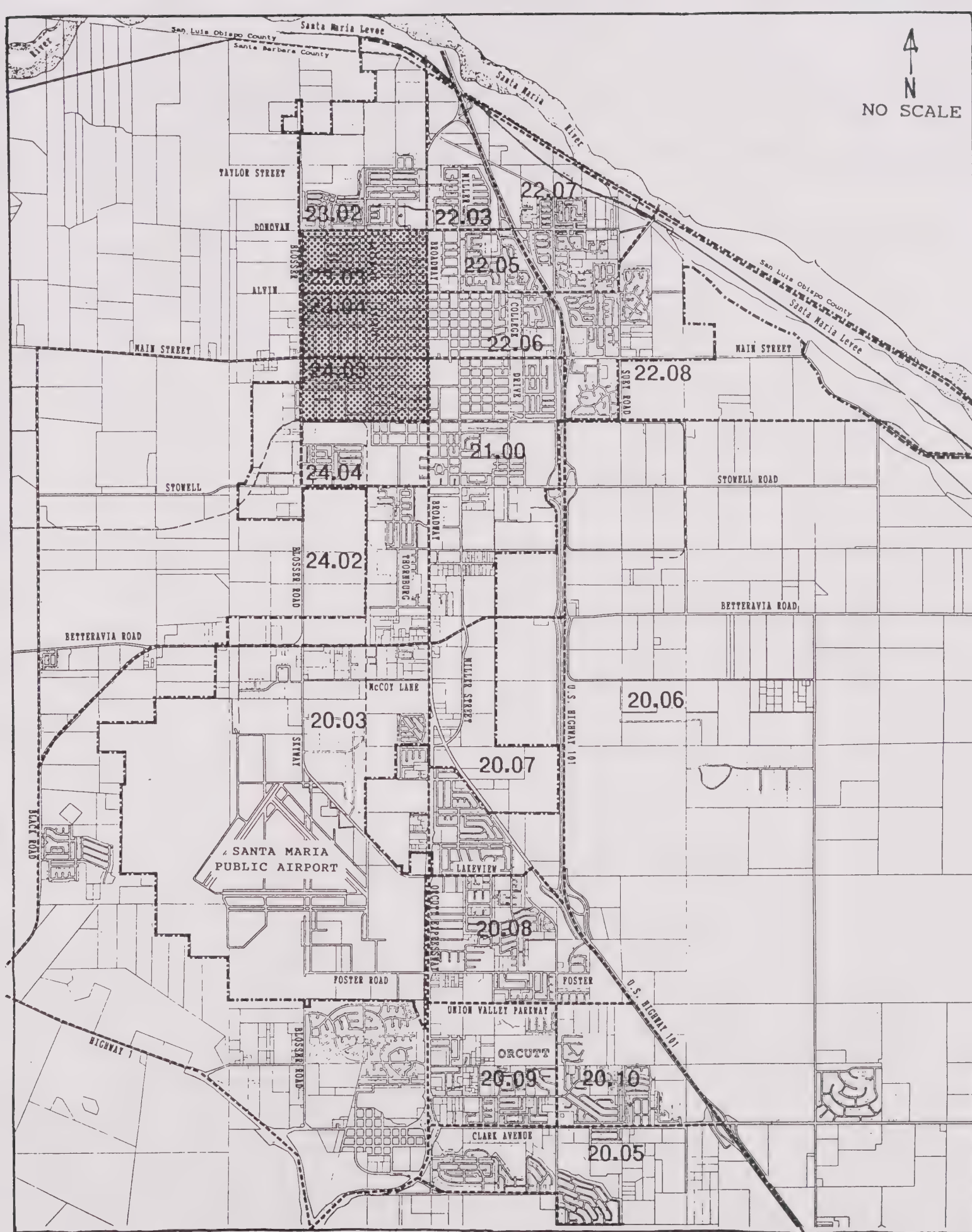
	BG1	BG2	BG3	BG4	BG5	BG6	BG7	TOTAL
CENSUS TRACT								
22.08								
MEDIAN INCOME:	\$40,560	\$46,500	\$45,536	\$50,717				\$45,179
TOTAL PERSONS:	1,107	724	1,035	805				3,671
#<POVERTY:	23	11	87	29				150
%<POVERTY:	2.08%	1.52%	8.41%	3.60%				4.09%
23.02								
MEDIAN INCOME:	\$30,625	\$17,941	\$37,589	\$30,368	\$37,679			\$31,590
TOTAL PERSONS:	2,330	1,509	1,577	1,434	1,353			8,203
#<POVERTY:	123	725	303	218	144			1,513
%<POVERTY:	5.28%	48.05%	19.21%	15.20%	10.64%			18.44%
23.03								
MEDIAN INCOME:	\$26,531	\$34,722	\$40,603	\$25,556				\$31,917
TOTAL PERSONS:	1,606	1,290	1,211	1,158				5,265
#<POVERTY:	419	318	230	239				1,206
%<POVERTY:	26.09%	24.65%	18.99%	20.64%				22.91%
23.04								
MEDIAN INCOME:	\$18,990	\$29,167	\$28,750	\$18,625				\$22,485
TOTAL PERSONS:	832	970	1,538	1,750				5,090
#<POVERTY:	221	237	261	650				1,369
%<POVERTY:	26.56%	24.43%	16.97%	37.14%				26.90%
24.02								
MEDIAN INCOME:	\$31,576	\$16,923	\$20,995	\$21,509				\$22,252
TOTAL PERSONS:	1,088	343	1,124	1,252				3,807
#<POVERTY:	192	26	357	338				913
%<POVERTY:	17.65%	7.58%	31.76%	27.00%				23.98%
24.03								
MEDIAN INCOME:	\$22,743		\$23,750					\$23,356
TOTAL PERSONS:	2,569		2,147					4,716
#<POVERTY:	382		783					1,165
%<POVERTY:	14.87%		36.47%					24.70%
24.04								
MEDIAN INCOME:	\$16,875	\$22,538	\$36,422	\$24,091				\$21,762
TOTAL PERSONS:	1,617	1,050	879	1,240				4,786
#<POVERTY:	630	281	161	185				1,257
%<POVERTY:	38.96%	26.76%	18.32%	14.92%				26.26%



**AREAS OF LOW-INCOME CONCENTRATION**



N  
 NO SCALE



AREAS OF MINORITY CONCENTRATION

## CHAS Table 1A

## Population &amp; Household Data

U.S. Department of Housing and Urban Development  
Office of Community Planning and DevelopmentComprehensive Housing Affordability Strategy (CHAS)  
Instructions for Local Jurisdictions

Name of Jurisdiction:

Five Year Period: (enter fiscal yrs.)  
FY: through FY:

City of Santa Maria

1994

1998

A. Population	1980 Census Data (A)	1990 Census Data (B)	% Change (C)
1. White (non-Hispanic)	23,073	28,444	23%
2. Black (non-Hispanic)	828	1,192	44%
3. Hispanic (all races)	13,281	28,014	111%
4. Native American (non-Hispanic)	390	372	(5%)
5. Asian & Pacific Islanders (non-Hispanic)	2,082	3,143	51%
6. Other (non-Hispanic)	31	119	284%
7. Total Population	39,685	61,284	54%
8. Household Population	39,364	60,536	54%
9. Non-Household Population	321	748	133%

## B. Special Categories

(e.g., students, military, migrant farm workers, etc.)

1.			
2.			
3.			
4.			

## D. Relative Median Income of Jurisdiction

MSA Median Family Income	Jurisdiction's Median Family Income(not available for urban counties and consortia)	National Median Family Income
\$ 41,288	\$ 32,170	\$ 35,939

C. Households	Total Households 1990 (A)	% of Total Households (B)	% Very Low Income 0 to 50% (MFI)* (C)	% OtherLow Income 51 to 80% (MFI)* (D)	% Moderate Income 81 to 95% (MFI)* (E)	% Above 95% (MFI)* (F)
1. White (non-Hispanic)	11,947	60%	25%	19%	10%	46%
2. Black (non-Hispanic)	366	2%	25%	27%	14%	34%
3. Hispanic (all races)	6,543	33%	42%	25%	8%	25%
4. Native American (non-Hispanic)	180	1%	45%	20%	2%	33%
5. Asian & Pacific Islanders (non-Hispanic)	839	4%	27%	22%	13%	38%
6. All Households	19,907	100%	31%	22%	9%	38%

\* Or, based upon HUD adjusted income limits, if applicable.

## 2. MARKET AND INVENTORY CONDITIONS

### i. General Market and Inventory

#### HOUSING MARKET CHARACTERISTICS

The number of dwelling units increased approximately 41 percent between 1980 and 1990, from 15,018 to a 1990 Census count of 21,144. This matches the percentage increase of households over the same period. According to the 1990 Census, 19,907 units were occupied, and 1,237 were vacant; this is a 5.85 percent vacancy rate.

Using 1990 Census data, CHAS Table 1B, which follows this section, gives a breakdown of dwelling units for renter and owner households by bedroom size. 53.8 percent of the units were owner-occupied, and 46.2 percent were renter-occupied. The vacancy rate for renter units was 6.64 percent, while the vacancy rate for owner units was only 1.58 percent. Renter units had a vacancy rate of 9.5 percent for zero and one bedroom units, 4.5 percent for two bedroom units, and 4.9 percent for three or more bedroom units.

Clearly, there is a greater need for larger rental units than for zero and one bedroom units. The need for larger units will continue to increase as Santa Maria's average household size increases. There is also a need for smaller affordable units suitable for elderly households in terms of accessibility and proximity to services. Disabled persons lack an adequate supply of housing suitable for their needs. The need to eliminate physical barriers in housing is being addressed in new construction. However, very few existing housing units, are designed to accommodate the physically disabled.

Table 7 shows the 1990 Census unit count, percentage of total units, and vacancy percentage by housing type.

TABLE 7

<u>Housing Type</u>	<u># of Units</u>	<u>% of Total</u>	<u>% Vacant</u>
Single Family-Detached	12,265	58.01%	3.27%
Single Family-Attached	1,224	5.79%	5.80%
Duplex	420	1.99%	6.19%
Tri-plex/Four-plex	1,247	5.90%	7.70%
5 to 9 Units	1,134	5.36%	11.73%
10 to 19 Units	1,547	7.32%	8.14%
20 to 49 Units	940	4.45%	5.00%
50 or More Units	497	2.35%	17.10%
Mobilehome/Trailer	1,506	7.12%	6.64%
Other	364	1.72%	41.76%



The potential for overcrowding in housing is great when the cost of housing is high relative to incomes, and the supply of housing is limited. The element of overcrowding should be considered when attempting to identify housing needs. The U.S. Department of Housing and Urban Development (HUD) defines overcrowded conditions as 1.01 or more persons per room. Table 8, using 1990 Census data, shows the extent of overcrowding in Santa Maria.

TABLE 8

<u>Persons per Room</u>	<u>Occup Units</u>	<u>Owner Units</u>	<u>Renter Units</u>
0.50 or Fewer	10,209	6,821	3,388
0.51 to 1.00	6,348	2,895	3,453
<b>1.01 to 1.50</b>	<b>1,384</b>	<b>521</b>	<b>863</b>
<b>1.51 to 2.00</b>	<b>1,038</b>	<b>314</b>	<b>724</b>
<b>2.01 or More</b>	<b>928</b>	<b>165</b>	<b>763</b>

- 1000 owner-occupied units were overcrowded in 1990. This is 9.33 percent of the 10,716 owner-occupied units in Santa Maria and 5.02 percent of all occupied housing units.
- 2,350 renter-occupied units were overcrowded in 1990. This is 25.57 percent of the 9,191 renter-occupied units in Santa Maria and 11.80 percent of all occupied housing units.
- 16.82 percent of all occupied housing units are overcrowded by HUD definition.

## HOUSING MARKET CONDITIONS

### Market for Rental Housing

According to the 1990 Census, the median contract rent for a housing unit in Santa Maria was \$505; the lower quartile was \$410 and the upper was \$608. This means that 50 percent of rents fall between \$410 and \$608 and 25 percent of the rents are below \$410 per month. Table 9 shows the results of a survey of rental units by housing type conducted in late 1991 by the Advance Planning Division of the City of Santa Maria Community Development Department. Utility allowances, which have not been added into the rent figures, are taken from the HUD Section 8 Existing Housing Allowances (June 1, 1990).

Although the average rents are lower than the Fair Market Rents (FMRs) listed on CHAS Table 1B, when utility costs are included, the average rents are not affordable to very low-income households.

TABLE 9

<u>Housing Type</u>	<u>Range of Rents</u>	<u>Average Rent</u>	<u>Utility Allowance</u>
Room	\$250 - \$ 425	\$296	-0-
Studio	\$410 - \$ 475	\$435	\$60
1BR Apt	\$360 - \$ 515	\$455	\$65
2BR Apt	\$400 - \$ 625	\$547	\$74
3BR Apt	\$575 - \$ 650	\$611	\$81
2/3BR Condo	\$575 - \$ 900	\$700	\$81
House	\$450 - \$1300	\$843	\$81

Census data indicate that renter occupied housing has more persons (3.20) per household than does owner occupied (2.90) housing. The data also show that over 80 percent of owner occupied housing occurs in single family homes while almost half of the renter occupied housing occurs in apartments. These data suggest that there is greater potential for overcrowded conditions occurring in apartments than in single family houses.

#### Market for Home Purchase

According to the 1990 Census, the median value of a house in Santa Maria was \$141,900. In order to qualify under FHA criteria to purchase this home at 8.5 percent interest, the prospective buyer would need an annual income of about 52,800. In 1993, The median income for a family of four in Santa Barbara County, which also applies to Santa Maria, was \$41,288.

The lower quartile home value was \$114,000. An annual income of about \$42,800 would be required to purchase this home, which puts it out of reach for low income families of one to four persons without causing a cost burden. One fourth of homes should fall below \$114,000, according to the Census. Some low income families may be able to buy a home in this range if they have the down payment.

A very low income family of four, with an income of less than \$20,644 per year (defined as earning no more than 50 percent of the county median income), would need to purchase a home for less than \$70,000. Aside from mobilehomes, almost nothing in this price range is available in Santa Maria. If such a home were found, it would almost certainly need extensive rehabilitation.

While high homeownership rates are considered to be a positive part of a strong community, by no means is homeownership essential for every citizen of the City. Some lifestyles, such as those involving high mobility, may prevent some people from owning their home; others may be unable to save a down payment or make the regular mortgage payments necessary to keep the house. For these people, an adequate rental housing supply is essential to meet their housing needs.

## Impediments Created by Market Conditions

Impact fees, zoning regulations, subdivision controls and permit processing all pose possible impediments to the production of affordable housing. They are discussed, along with strategies to reduce their negative effects, in the strategy section of the CHAS.

## Opportunities Created by Market Conditions

Currently, local banks provide construction loans in the range of the "Prime Rate" plus 2.5 to 4 percent. The prime rate is the interest rate that large banks charge to their best customers and is currently around the recent 20-year low of 6.5 percent. During the past five years, the prime rate has fluctuated between 6.5 and 11.5 percent.

Over the past five-year period, 30-year fixed rate owner-occupied loans have averaged around 10 percent annual interest. Lower fixed-rate mortgages are currently available in the seven to eight percent range. These lower interest rates have made property purchases more affordable. Rehabilitation financing is also more affordable.

The economic recession of 1992 realistically reduced land values by 20 to 30 percent from peak values in 1991, thus reducing the cost of housing.

The City has an ample supply of available sites for residential development. The potential exists for 2,051 units through General Plan amendments. Of this total, 1,214 units have been approved; however, they do not have any development approvals and must still go through the permit approval process. Approvals of the remaining 837 potential units are likely, since most residential projects receive favorable consideration. In addition, there remain a number of sites that have no developments proposed at this time. These sites include about 51 acres in the single family residential and 37 acres in the multiple family residential designations. These vacant lots have the potential for 639 dwelling units.

The City Council may choose to continue increasing the supply of residential land in the City, thereby reducing the cost of housing. Potential development resulting from planned annexations could add about 280 units per year.

## CONDITION OF HOUSING STOCK

Limited 1990 Census data are available regarding the condition of the existing housing stock. The median age of all dwelling units in the City is 30 years. Since the 1980 Census, 7,259 housing units have been added to the City and are less than 12 years of age. 1,556 dwelling units are located in structures built before 1940 and are at least 52 years old.

According to the 1992 Housing Conditions Survey, a windshield survey performed in June, about 7.3 percent of the City housing stock was in need of some maintenance to preserve the useful life of the structure. In the survey, housing in "substandard" condition was classified as "fair" or "poor." Units classified as "fair" are "suitable for rehabilitation." Repairs on these units have been deferred to the point that deficiencies cannot be corrected during the course of regular maintenance. Housing conditions may have



deteriorated to such point as to be considered unsafe. There are 1,387 such dwelling units in the City according to the survey.

Units classified as "poor" are probably not suitable for rehabilitation because the cost of rehabilitation would probably exceed the cost of constructing a new unit. These units have one or more structural defects, resulting from negligence, damage, or faulty design, which could create a life-safety danger, and they may not be habitable. There are 71 such dwelling units in the City according to the survey.

## HOUSING-RELATED ENVIRONMENTAL CONCERNS

Childhood lead poisoning is the number one environmental health hazard facing American children. The federal government estimates that 10 to 15 percent of all preschoolers have blood lead levels high enough to warrant concern for their intellectual development. Very severe lead exposure in children can cause coma, convulsions and even death. At high levels, lead can cause mental retardation, kidney damage, damage to the central nervous system and damage to blood forming tissues. Even low levels of lead significantly affect IQ, reading and learning abilities, attention span, and behavior.

Lead was banned from residential paint in 1978. More than three-fourths of pre-1978 homes contain lead-based paint. The older the property, the more likely it is to have lead-based paint. A national survey conducted for HUD has estimated the percent of homes having lead-based paint somewhere in the unit at 90 percent for pre-1940 housing, 80 percent for housing built from 1940 to 1959, and 62 percent for housing built from 1960 to 1979. Table 10 was developed by applying these percentages to 1990 Census data on units built before 1980. It shows that approximately 3,197 very low-income and 1,815 other low-income households occupy housing units that contain lead-based paint.

TABLE 10

### ESTIMATED NUMBER OF HOUSING UNITS CONTAINING LEAD-BASED PAINT IN THE CITY OF SANTA MARIA

	<u>Total</u>	<u>Very Low Income</u>	<u>Other Low Income</u>
<u>Pre-1940 Housing</u>			
Renter-Occupied	745	350	207
Owner-Occupied	510	198	101
<u>1940 - 1959 Housing</u>			
Renter-Occupied	1,277	597	320
Owner-Occupied	1,671	450	367
<u>1960 - 1979 Housing</u>			
Renter-Occupied	2,279	1,138	615
Owner-Occupied	2,512	464	205
<b>Total</b>	<b>8,994</b>	<b>3,197</b>	<b>1,815</b>

Not all units with lead-based paint have lead-based paint hazards. "Lead-based paint hazard" is defined as any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency. Only testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces, or impact paint surfaces provides information about hazards.

Properties more at risk than others include deteriorated units, particularly those with leaky roofs and plumbing, and rehabilitated units where there was not a thorough cleanup with high-phosphate wash after renovation. Older low-income rental properties also have higher rates of lead poisoning.

This jurisdiction consulted with the Public Health Department of the County of Santa Barbara in order to obtain information concerning existing data related to lead-based paint hazards and poisonings in the Santa Maria area. According to the Administrator for the California Children's Services (CCS) and Child Health and Disabilities Prevention (CHDP) programs, it is estimated that about three percent of children, ages six months to six years, have a blood lead level over 10 micrograms per deciliter. Children are screened through the CHDP program, and cases of blood lead levels in excess of 20 micrograms per deciliter are referred to the County Environmental Health Services Department for a determination as to the cause of the poisoning. According to Environmental Health Services, there are no confirmed cases of lead poisoning in Santa Maria.

The 1990 Census data indicate that there are between 3,134 and 6,182 households in Santa Maria with children under six years of age. Since there are 7,259 housing units in the City built after 1979, the supply of lead-free housing should meet the demand. Unfortunately, children of very low-income families are at greater risk of being exposed to lead-paint poisoning because they are more likely to occupy older deteriorated rental properties.

## **ii. Assisted Housing Inventory**

### **A. PUBLIC HOUSING**

The Housing Authority of the County of Santa Barbara owns and manages Evans Park, 150 low-income public housing rental units in Census Tract 23.02 in the northwest part of the City. The project consists of 30 one-bedroom units, 36 two-bedroom units, and 84 units with three or more bedrooms. Five units are vacant, which makes the vacancy rate 3.33 percent.

The units are in average to good condition for rental units. They have been tested for the presence of lead-based paint, and the Housing Authority is currently evaluating the test results. Lead-based paint abatement costs will probably not be determined for another year. It is expected that these costs will cause a major delay in the rehabilitation work scheduled in the Five-year Action Plan (1993-1997) for the Comprehensive Grant Program

and that it will be possible to address only emergency items. According to the Five-Year Action Plan, approximately \$2,650,000 has been allocated for physical improvements on the Evans Park units over the next five years. Though these items will probably not be addressed as scheduled, they include work on fences, plumbing, windows, and stucco in 1994; painting, heating, and landscaping in 1995; kitchens in 1996; and kitchens, bathroom sinks and faucets, and concrete patios in 1997.

In addition, there is a need to modify ten units to provide accessibility to persons with disabilities--seven for physically impaired persons and three for hearing and sight impaired persons. It was anticipated that these modifications would take place in 1993; however, testing indicates that lead-based paint must be abated from these units before the units are adapted for accessibility. It is now hoped that the modifications will take place in 1994 or 1995.

No units will be lost from the public housing inventory for any reason, including losses through public housing demolition or conversion to homeownership.

## B. SECTION 8 ASSISTED UNITS

There are currently in the County (excluding the City of Santa Barbara) 2,423 Section 8 assisted units, either under contract or in the process of turnover, under the Housing Assistance Payments (HAP) program administered by the Housing Authority of the County of Santa Barbara. The assistance is tenant-based rather than project-based, and certificates and vouchers are issued directly to the families. As of October 31, 1993, 1,290 of the assisted units were located in the City. They are broken out by size in Table 11. Of those units, 285 were "elderly" type units, and the remaining 1,005 were "family" type units.

TABLE 11

	<u>Certificates</u>	<u>Vouchers</u>	<u>Total</u>
0-Bedroom	11	0	11
1-Bedroom	262	12	274
2-Bedroom	484	61	545
3-Bedroom	320	68	388
4-Bedroom	56	15	71
5-Bedroom	<u>1</u>	<u>0</u>	<u>1</u>
	1,134	156	1,290

As of October 31, 1993, there were 38 certificates and vouchers county-wide that were in the process of turnover. It is expected that approximately 20 of the certificates and vouchers will be used for units in Santa Maria as follows: 5 one-bedroom, 10 two-bedroom, 3 three-bedroom, and 2 four-bedroom.

Since this is a tenant-based rather than a project-based program, information regarding the number of units that are vacant, and the possible loss of units from the housing inventory, does not apply.



## C. OTHER ASSISTED UNITS

### Section 202 Assisted Units

Valentine Court, developed by Peoples' Self-Help Housing Corporation (PSHHC) in partnership with the City of Santa Maria, is owned and managed by Valentine Court, Inc., a non-profit corporation. It was completed in 1990 and provides 35 handicap-accessible rental units for very low income elderly, physically handicapped, or developmentally disabled persons. There are 34 studio or one-bedroom units and 1 two-bedroom unit. As of November 18, 1993, there were no vacant units, and there was a three-year waiting list. The project gives preference to physically or developmentally disabled persons over elderly persons. None of these units will be lost from the housing inventory in the future.

### Section 236 Assisted Units

Union Plaza and Central Plaza were developed by the Redevelopment Agency of the City of Santa Maria in partnership with the Teamsters Union in 1975 and 1976. Union Plaza provides 122 studio or one-bedroom rental units for low-income elderly. As of November 18, 1993, there were no vacant units, and there was a one-year waiting list. Central Plaza provides 112 rental units for low-income families. There are 40 one-bedroom units, 56 two-bedroom units, and 16 units with three or more bedrooms. As of November 18, 1993, there were no vacant units, and there was a two-year waiting list.

No loss to the rental housing inventory is expected due to the prepayment of HUD mortgages. The two projects are included in the Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, which was prepared for California Housing Partnership Corporation by California Coalition for Rural Housing Project. These two projects are listed as being subject to termination of Federal mortgage and/or rent subsidies by the year 2008. Union Plaza is owned by Union Plaza Corporation, a non-profit corporation. The Section 8 contract for 74 units, which expired in October of 1992, was renewed for five additional years, and the Section 8 contract for 48 units, which expired in June of 1993, was also renewed for five additional years. It is anticipated that Section 8 contracts will be renewed for five-year increments indefinitely. Central Plaza Apartments is owned by Central Plaza Apartments, another non-profit corporation. The Section 8 contract for 22 units, which will expire in May of 1994, will be renewed for another five years. The project will remain low income indefinitely.

### Low Income Housing Tax Credits (LIHTC) Assisted Units

The Meridian Apartments complex, 236 rental units financed with Low Income Housing Tax Credits through the California Tax Credit Allocation Committee (CTAC), was completed in 1992. Residency is limited to those households earning not more than 60 percent of the County median income. The project consists of 24 one-bedroom units, 112 two-bedroom units, 80 three-bedroom units, and 20 four-bedroom units. The vacancy rate as of November 18, 1993, was 5.5 percent. Of the 13 vacant units, three were one-bedroom units, two were two-bedroom units, and eight were three-bedroom units. The project has a 30-year affordability restriction and is not at risk of conversion until 2022.



## Mortgage Revenue Bond Assisted Projects

Rental projects participating in this program are required to maintain at least 20 percent of their units as affordable to renters at 80 percent or below the County median family income for a period of ten years, or until the mortgage is repaid. The Lincoln Square Apartments project was funded through the program in December of 1984. Three of the 15 units were designated as affordable; however, the market has dictated that rents for all 15 units fall in the affordable range. When the bond is repaid in December, 1994, the units will most likely remain affordable at market levels.

Lincoln Oaks, a 208-unit apartment complex, includes 42 units designated as affordable. The project was funded through the program in January of 1985. The bond will be repaid in January, 1995, at which time the units will convert to market rate housing. It is expected that most of these units will not remain affordable to households earning 80 percent or less of the County median family income.

## Homeowner Units Assisted

The Pepperwood project, consisting of single family detached units, was completed in 1984. Twenty-two first-time homebuyers, earning not more than 80 percent of the County median family income, received from \$10,000 to \$20,000 in second trust deeds at five percent simple interest per year. The second trust deeds were funded under the City's Community Development Block Grant (CDBG) Program. In order to discourage early resale of the homes, the City incorporated a ten-year resale deed restriction in which it would be entitled to a percentage of the capital gains profits. Eight of the homes have been sold or paid off. The remaining 14 homes could be sold at market prices without penalty. They include 7 two-bedroom homes and 7 three-bedroom homes.

The Oak Valley project site was purchased with City General Fund monies. Phase I, completed in 1990, includes 67 single family detached units built through the Community Housing Corporation of Santa Barbara. 51 percent, or 34 of the homes were required to be affordable to households earning 80 percent or less of the County median family income. Three of the homes have two bedrooms, and the remaining homes have three or more bedrooms. Continued affordability is regulated through the California Housing Finance Agency (CHFA) financing of the project.

Phase II of the Oak Valley project was completed in 1992. The City contracted with Peoples' Self-Help Housing Corporation to provide 70 single family detached homes for first-time homebuyers earning 80 percent or less of the County median family income. The homes are for larger families; 51 of the homes have three bedrooms, 14 have four bedrooms, and 5 have five bedrooms. CDBG funds were used for on-site improvements. Much of the construction on the homes was done by the owners using the self-help ("sweat equity") building method. CHFA provided first and deferred second mortgages, and the City provided 30-year deferred third trust deeds averaging \$25,000 per unit. The City loans are interest-free and are due upon sale, or may be assumed by another qualified low-income buyer.

### iii. Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

Facilities that provide shelter for the homeless and operate within the City of Santa Maria are described and summarized below.

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#### INVENTORY OF SHELTER FACILITIES

NAME OF FACILITY	TYPE OF SHELTER	PERMANENT YEAR-ROUND CAPACITY	TEMPORARY PART-TIME CAPACITY
Good Samaritan Shelter 406 South Pine Street	Emergency shelter for homeless families and individuals	36	0
Klein Bottle Youth Shelter 412 East Tunnell	Emergency shelter for runaway, abused, or at risk youth, ages 10-17	8	0
Recovery Point 406 South Pine Street	Emergency shelter and acute care for acutely ill, chemically dependent homeless adults	6	0
Shelter Services for Women Location Confidential	Emergency shelter for battered women and their children	6	0
Transitional Center for Women & Children 830 West Church	Transitional housing for women and their children	16	0
National Guard Armory 937 South Thornburg	Emergency shelter for homeless single individuals and families during months of December through March.	0	250
<b>* TOTAL OVERNIGHT SLEEPING CAPACITY</b>		<b>72</b>	<b>250</b>

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- \* The TOTAL OVERNIGHT SLEEPING CAPACITY reflects a daily capacity of 72 at five permanent year-round shelter facilities and a daily capacity of 250 at the National Guard Armory, which is a temporary part-time shelter facility that is available only during the inclement weather months of December through March.

Supportive services that are provided to homeless persons or persons at imminent risk of becoming homeless within the City of Santa Maria are briefly described and summarized below.

### **INVENTORY OF SUPPORTIVE SERVICES FOR HOMELESS AND PERSONS THREATENED WITH HOMELESSNESS**

<b>Provider:</b>	<b>CATHOLIC CHARITIES</b>
<b>Location:</b>	607 West Main Street
<b>Services:</b>	Provides food, clothing, financial aid for rent, utilities, vouchers for emergency shelter/lodging, advocacy, and clinical counseling.
<b>Provider:</b>	<b>COMMUNITY ACTION COMMISSION/CHILD CARE PROGRAM</b>
<b>Location:</b>	116 West Agnes Street
<b>Services:</b>	Provides child day care services, including meals, to very low income children of parents who are either working, or enrolled in school or training programs; priority given to homeless or at risk families.
<b>Provider:</b>	<b>GOOD SAMARITAN SHELTER INC.</b>
<b>Location:</b>	406 South Pine Street
<b>Services:</b>	Provides temporary emergency shelter, food, meals, clothing, household items, medical and dental screening, counseling, drug and alcohol detoxification treatment and recovery care, employment assistance, job placement, mental health guidance, tutoring, general socialization, advocacy, psychological support services, and case management.
<b>Provider:</b>	<b>KLEIN BOTTLE YOUTH PROGRAMS</b>
<b>Location:</b>	412 East Tunnell Street
<b>Services:</b>	Provides emergency shelter, meals, crisis intervention, individual, group, and family counseling, teenage parent-ing education and support, drug abuse treatment, health education, job training, and referral services for runaway, abused, or at risk youth, ages 10-17.



<b>Provider:</b>	<b>LEGAL AID FOUNDATION OF SANTA BARBARA COUNTY</b>
<b>Location:</b>	301 East Cook Street, Suite C-1
<b>Services:</b>	Provides civil legal assistance and representation in the areas of housing law, including tenant/landlord disputes, eviction actions, discrimination complaints, public benefits law, family law, consumer/debtor-creditor law, and mediation services.
<b>Provider:</b>	<b>NATIONAL GUARD ARMORY</b> (managed by Good Samaritan Shelter, Inc.)
<b>Location:</b>	937 South Thornburg
<b>Services:</b>	Provides emergency shelter and dinner meal daily during the months of December through March.
<b>Provider:</b>	<b>RECOVERY POINT</b> (managed by Good Samaritan Shelter, Inc.)
<b>Location:</b>	406 South Pine Street
<b>Services:</b>	Provides emergency shelter, acute medical inpatient care, drug and alcohol detoxification outpatient treatment, including acupuncture, perinatal day treatment for pregnant and postpartum women with drug and alcohol problems, and counseling services to homeless and very poor chemically dependent adults.
<b>Provider:</b>	<b>SALVATION ARMY</b>
<b>Location:</b>	402 South Miller
<b>Services:</b>	Provides food, clothing, household furnishings, rental assistance to prevent eviction, energy (utility) assistance, disaster assistance, vouchers for emergency shelter/lodging, transportation, prescriptions, personal hygiene supplies, advocacy, counseling, and hot lunch meal daily to those in need; only local agency that provides emergency assistance on a 24 hour basis.
<b>Provider:</b>	<b>SANTA BARBARA FAMILY CARE CENTER/RESPITE PROGRAM</b>
<b>Location:</b>	518 East Main Street
<b>Services:</b>	Provides emergency child care services for low income families of children that have been or are at risk of being abused, neglected or exploited; priority given to homeless or at risk families.



**Provider:** SHELTER SERVICES FOR WOMEN  
**Location:** Confidential  
**Services:** Provides emergency shelter, meals, household furnishings, personal hygiene supplies, crisis intervention, counseling, advocacy and support for financial, legal, housing, medical and child care assistance for battered women and their children.

**Provider:** TRANSITIONAL CENTER FOR WOMEN  
& CHILDREN  
(managed by Good Samaritan Shelter, Inc.)  
**Location:** 830 West Church Street  
**Services:** Provides transitional housing for women and their children who have exceeded 30-day stay at emergency homeless shelter and cannot afford market rate housing; provides hot meals, medical and dental screening, counseling, drug and alcohol detoxification and recovery treatment, clothing, household items, employment assistance, mental health guidance, and tutoring services.

The following programs and services have been developed to help low-income individuals or families who are homeless or at risk of becoming homeless to achieve economic independence, permanent housing, and self-sufficiency.

In May, 1993, Good Samaritan Shelter, Inc., initiated a new program called **PROJECT WORK**, a privately funded, employment opportunity service and casual labor registry. The program provides both work and training to homeless persons. At the present time approximately 120 homeless persons registered in the program are working for the City of Santa Maria, the Food Bank of Santa Barbara County, Recovery Point Acute Care and Detoxification Facility, and various non-profit organizations.

Also, in the past year, Good Samaritan Shelter, Inc. has added a Licensed Family, Marriage and Child Counselor to their professional staff and is now providing **Case Management** services for homeless clientele. Additional services being provided to prevent homelessness include nutritional food packet distribution for at risk families with children, improved child care in the Perinatal Program for Pregnant and Postpartum Women with Drug and Alcohol Problems, a clinic providing holistic and acupuncture health care, and acute care and detoxification treatment for chemically dependent destitute and homeless individuals.

The **Catholic Charities** organization provides **case management** services to low income individuals and families to assist them in obtaining or maintaining housing. Budget counseling, grants for overdue utility bills, and vouchers for emergency shelter are provided.

The **Salvation Army** continues to assist low-income persons and families by providing emergency housing vouchers, transportation, food, meals, and utility assistance.

The Community Action Commission of Santa Barbara County provides full day child care services to 58 low income, pre-school children of parents who are either working, enrolled in school or training programs. Priority enrollment is given to children who have special needs. In addition to an early childhood education program enrolled children receive a daily breakfast, lunch and afternoon snack.

The Children's Resource & Referral Respite Program, which is administered by the Santa Barbara Family Care Center, provides short-term child care services to low income families in a crisis situation that may cause their children to be at risk of abuse, neglect or exploitation. The children are placed in a safe, healthy, nurturing environment making it possible for the parent or parents to seek counseling, housing, or employment, thus stabilizing the circumstances that may have caused the crisis.

With grant funds obtained through the Federal Emergency Shelter Grant Program, the Legal Aid Foundation of Santa Barbara County offers assistance to low income families who are in danger of becoming evicted and/or homeless. Assistance is provided through a combination of vigorous legal representation and rental payments. Last year the Legal Aid Foundation office in Santa Maria opened a total of 82 housing cases. Of these, 48 involved eviction actions. Legal Aid also provides public education in the areas of tenant rights and responsibilities, civil rights, housing discrimination, and public benefits programs.

The Center for Employment Training (CET) serves low income persons who face multiple barriers in completing an education and obtaining good, stable employment. CET targets school dropouts, welfare recipients, minorities and non-English speaking individuals. These are precisely the populations who experience the highest levels of unemployment and have the most difficulty breaking out of poverty. CET provides comprehensive and integrated vocational preparation services including occupational skills training, on-the-job training, remedial education, English language instruction, GED preparation, pre-employment training, job placement, and child care services. CET plays an integral role in the economic development of the community by helping welfare recipients and other low income persons develop skills to fill jobs in demand in the area. CET works closely with local employers to ensure that its graduates appropriately meet their needs. Local private sector employers participate on CET's Industrial Advisory Board providing direct assistance and guidance, as well as reviewing curricula, to ensure that the training provided is appropriate for available entry level positions.

#### **iv. Inventory of Supportive Housing for Non-Homeless Persons with Special Needs**

##### **ELDERLY AND FRAIL ELDERLY**

In addition to assisted housing projects for independent low income seniors, thirty residential board and care facilities are available in the Santa Maria area. These facilities house approximately 416 adults ages 60 years and older. Also, four skilled nursing



facilities, providing 24-hour care to chronically ill and frail elderly, are available in Santa Maria.

Many community services exist to provide support to a frail elderly person who wants to live at home. These services range from transportation or house maintenance programs to routine services, such as weekly housekeeping or daily home meal delivery, to the most intense kinds of support, such as home nursing or live-in attendant care.

Adult social day care services are provided for the frail elderly at the Atkinson Therapeutic Center, 1000 North Railroad, in Santa Maria. This program is administered by the City of Santa Maria Recreation & Parks Department and serves thirty clients, five of which may be non-ambulatory. Services include supervision, activities, meals, exercise, transportation, and counseling.

There are no adult health day care facilities or services available in Santa Maria or Santa Barbara County at this time. Such facilities provide medical care and rehabilitative therapy to frail elderly clients in a day care setting.

If a person requires out-of-home care, Long Term Care Ombudsman Services, located at 210 West Main Street, Suite #5, assists families in selecting the most appropriate level of care for a loved one. The Ombudsman program maintains a current list of in-county facilities. Referrals are made out-of-county when a particular facility, such as a locked facility for dementia patients, is not available within Santa Barbara County.

The Meals On Wheels organization provides nutritious hot meals to elderly and handicapped persons in the Santa Maria Valley who are unable to cook for themselves. These meals are delivered by volunteers five days a week at the noon hour to the needy person's home.

The Nutrition Program of San Luis Obispo County also provides hot noon meals to elderly residents at two congregate sites in Santa Maria and delivers meals to frail, isolated elderly persons who are shut-ins.

## PERSONS WITH DISABILITIES

Other than the Valentine Court Project, there are no housing projects or residential care facilities in Santa Maria specifically for physically handicapped persons. There are no intermediate care facilities that would offer nursing care and medical treatment for the severely physically impaired.

However, there are 18 residential board and care facilities or group homes available for developmentally disabled persons in the Santa Maria area. Thirteen of these facilities house 69 developmentally disabled adults, ages 18 to 59 years. The remaining five facilities house 22 developmentally disabled children, ages 0 to 17 years.



There are 11 residential board and care facilities that exist in the Santa Maria area for the mentally ill. These facilities can house a total of 59 patients between the ages of 18 and 65.

A complete directory of licensed residential and day care facilities that exist in the Santa Maria area for elderly and handicapped persons is available through the State of California, Department of Social Services, Community Care Licensing Division.

There are many services available in the Santa Maria area to assist persons with special needs. For persons with physical and sensory disabilities, the Independent Living Resource Center (ILRC), located at 327 East Plaza, Suite 3A, provides non-medical rehabilitative services. These services include counseling and advocacy in overcoming discrimination barriers, communications access assistance, independent living skills, and employment preparation. ILRC also sponsors support groups, gives referrals for housing and in-home attendants, and provides transportation for ILRC activities.

The Tri-Counties Regional Center, located at 1125 East Clark, Suite A, provides diagnostic evaluation of anyone suspected of being developmentally disabled. Individuals who are so diagnosed are eligible to receive program services. The treatment plan may include vocational planning, speech therapy, day care, behavior modification programs, sensory-motor training, summer camp, periodic respite for the family, state hospitalization, health care, dental care, and specialized medical treatments.

Santa Maria Association for the Retarded/Vocational Training Center, located at 2445 "A" Street, assists adults with developmental, physical, mental, vocational and/or social disabilities to achieve optimal independence and vocational preparation. In addition to job training programs, they provide independent living skills training and pre-vocational skills training to more severely disabled adults. Ninety percent of the clients served have mental retardation as their primary disability. This non-profit organization also provides adult day care services for 125 clients, 55 of which may be non-ambulatory. Services include transportation and meals.

Santa Maria Independent Living Environment (SMILE) is a non-profit agency that provides residential care facilities for developmentally disabled persons. Services provided are 24-hour care and supervision, room and board, training in self-care and independent living skills, social and recreational activities, and transportation. This group was also instrumental in encouraging the development of the Valentine Court Project, the only supportive housing that offers independent living for developmentally disabled adults in Santa Maria.

Santa Barbara County Mental Health Services assists persons with mental/emotional disabilities through case management, day treatment, and group or individual outpatient treatment at their Santa Maria clinic located at 500 West Foster Road. Those who need inpatient services are referred to the Santa Barbara inpatient clinic. In addition, mentally ill patients and their families are served by Northern Santa Barbara County Alliance for the Mentally Ill. This non-profit social service agency provides educational, advocacy, recreational, socialization, and support services and programs.

CHAS Table 1B

Market & Inventory Conditions

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Comprehensive Housing Affordability Strategy (CHAS)  
Instructions for Local Jurisdictions

Name of Jurisdiction:  
  
City of Santa Maria

Check one:  
☒ 1990 Census  
☐ Other Source: (specify)  
☐ Data as of: (enter date)

Five Year Period: (enter fiscal yrs.)  
FY: 1994 through FY: 1998

A. Housing Stock Inventory					
Category	Total (A)	Vacancy Rate (B)	0 and 1 bedroom (C)	2 bedrooms (D)	3 or more bedrooms (E)
1. Total Year-Round Housing	21,144		4,812	6,265	10,067
2. Total Occupied Units	19,907		4,372	5,819	9,716
3. Renter	9,191		3,663	3,439	2,089
4. Owner	10,716		709	2,380	7,627
5. Total Vacant Units	1,237		440	446	351
6. For Rent	654	6.64%	385	161	108
7. For Sale	172	1.58%	7	85	80
8. Other	411		48	200	163

B. Substandard Units		
Category	% Substandard (A)	% Suitable for Rehab (B)
1. All Renter	7%	7%
2. All Owner	7%	7%

C. Public Housing					
Category	Total (A)	Vacancy Rate (B)	0 and 1 bedroom (C)	2 bedrooms (D)	3 or more bedrooms (E)
1.Total	150		30	36	84
2. Vacant	5	3.33%			

Rehabilitation Needs:	Estimated Hard Costs -- Physical Improvements: \$ 2,650,000	Grand Total PHA Needs: \$ 3,300,000
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D. Rents		
Unit Size	Applicable FMRs (A)	Rent Affordable at 30% of 50% MFI (B)
0 Bedrooms	\$ 526	\$ 383
1 Bedroom	\$ 638	\$ 438
2 Bedrooms	\$ 751	\$ 493
3 Bedrooms	\$ 939	\$ 569

## b. Needs Assessment

### 1. CURRENT ESTIMATES/FIVE-YEAR PROJECTIONS

Information from CHAS Table 1C, which follows this section, will form the basis of the discussion on the housing assistance needs of very low-income, other low-income, and moderate-income households by tenure type (renter/owner) and for different family categories. It is not expected that these needs will change greatly over the next five years.

Households with "housing problems," as used in the table, include those that: (1) occupy units meeting the definition of having physical defects; (2) meet the definition of overcrowded; and/or (3) meet the definition of cost burden greater than 30 percent. Table 1C gives nonduplicated counts of households that meet one or more of these criteria according to the 1990 Census. A housing unit with "physical defects" lacks a complete kitchen or bathroom. An "overcrowded" unit contains more than one person per room. "Cost burden greater than 30 percent" is the extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, and "cost burden greater than 50 percent," or "severe cost burden" is the extent to which gross housing costs exceed 50 percent of gross income. Income categories used in CHAS tables are based on the Metropolitan Statistical Area (MSA) median family income, which includes all of Santa Barbara County.

Information from Tables 12, 13, 14 and 15, which follow, will also be used in the discussion of housing assistance needs by income group. These tables are also based on the 1990 Census. Tables 12 and 14 deal with low-income renter households, and Tables 13 and 15 deal with low-income owner households.

TABLE 12

#### RENTER UNITS AFFORDABLE TO LOW-INCOME HOUSEHOLDS

	0 & 1	2	3 or More	
<u>Income Group</u>	<u>Bedroom</u>	<u>Bedrooms</u>	<u>Bedrooms</u>	<u>Total</u>
0 to 30% MFI	378	216	264	858
0 to 50% MFI	1,345	694	485	2,524
0 to 80% MFI	3,706	3,306	1,679	8,691

TABLE 13

#### UNITS AFFORDABLE TO LOW-INCOME HOUSEHOLDS

	0 & 1	2	3 or More	
<u>Income Group</u>	<u>Bedroom</u>	<u>Bedrooms</u>	<u>Bedrooms</u>	<u>Total</u>
0 to 30% MFI	96	247	65	408
0 to 50% MFI	118	509	139	766
0 to 80% MFI	135	882	585	1,602



TABLE 14

PERCENT OF RENTER HOUSEHOLDS  
EXPERIENCING OVERCROWDING

<u>HHType</u>	<u>Total</u>	<u>0-30% MFI</u>	<u>31-50% MFI</u>	<u>51-80% MFI</u>
All HH	23.6%	27.7%	28.6%	29.2%
Large HH	74.8%	85.3%	76.5%	74.5%

TABLE 15

PERCENT OF OWNER HOUSEHOLDS  
EXPERIENCING OVERCROWDING

<u>HH Type</u>	<u>Total</u>	<u>0-30% MFI</u>	<u>31-50% MFI</u>	<u>51-80% MFI</u>
All HH	7.9%	6.3%	9.1%	12.0%
Non-Elderly HH	11.6%	16.8%	20.3%	20.4%

**i. Very Low-Income Households**

According to the 1990 Census, there are 6,133 very low-income households in the City, comprising 30.8 percent of all households; 15.8 percent of households have incomes from 0 to 30 percent of the median family income (MFI), and 15.0 percent have incomes from 31 to 50 percent MFI.

VERY-LOW INCOME RENTER HOUSEHOLDS

- 67.9 percent of very low-income households are renter households.
- As a point of reference, 62 percent of all renter households have housing problems, and 48 percent of all renter households experience some cost burden.
- 4,162 renter households, or 46.5 percent of all renter households, are very low-income. 88 percent of these households have housing problems, and 80 percent experience cost burden.

Table 12 shows that there are only 2,524 renter units affordable to very low-income households, a shortage of 1,638 units. 25.8 percent of renter households have incomes from 0 to 30 percent MFI. Table 12 shows that there are only 858 units affordable to these 2,312 renters, a shortage of 1,450 units.

### Elderly (One and Two Member) Very Low-Income Renter Households

- 17.8 percent of very low-income renter households are elderly households.
- 68.7 percent of elderly renter households are very low-income; 46.1 percent, or 497, have incomes from 0 to 30 percent MFI, and 22.6 percent, or 243, have incomes from 31 to 50 percent MFI.
- 74 percent of elderly renter households from 0 to 30 percent MFI have housing problems.
- 73 percent of elderly renter households from 0 to 30 percent MFI experience cost burden.
- 53 percent of elderly renter households from 0 to 30 percent MFI experience severe cost burden.

According to Table 12, there are only 378 zero and one-bedroom units affordable to renter households from 0 to 30 percent MFI, and 497 elderly households, in addition to other households, in need of these units. Those elderly renter households experiencing severe cost burden are probably in need of rental assistance. Other elderly renter households in this income category, whose cost burden is not classified as severe, may also need rental assistance.

- 78 percent of elderly renter households from 31 to 50 percent MFI have housing problems.
- 78 percent of elderly renter households from 31 to 50 percent MFI experience cost burden.
- Only 10 percent of elderly renter households from 31 to 50 percent MFI experience severe cost burden.

Since, according to Table 12, there are 1,345 zero and one-bedroom units affordable to renter households from 0 to 50 percent MFI and a total of 740 elderly renter households in this category, it appears there is not a serious shortage of affordable units for elderly renter households from 31 to 50 percent MFI. Those households experiencing severe cost burden probably need rental assistance, as will some others experiencing cost burden. Some elderly renters are not able to find units that are located close enough to needed services, and some who need handicap accessible units are not able to find them. They may also need help with energy and weatherization programs in order to reduce their utility costs.

### Small Related (Two to Four Member) Very Low-Income Renter Households

- 42.5 percent of very low-income renter households are small related households. This is almost double the size of any other family type for renters in this income category.
- 44.6 percent of small related renter households are very low-income; 26.4 percent, or 1,048, have incomes from 0 to 30 percent MFI, and 18.2 percent, or 720, have incomes from 31 to 50 percent MFI.

- 91 percent of small related renter households from 0 to 30 percent MFI have housing problems.
- 90 percent of small related renter households from 0 to 30 percent MFI experience cost burden.
- 80 percent of small related renter households from 0 to 30 percent MFI experience severe cost burden--the highest percent experienced by any group.

It is assumed that most small households require two-bedroom units. There are, however, according to Table 12, only 216 such units affordable to renter households from 0 to 30 percent MFI to accommodate the 1,048 small renter households in this income category. With such a severe shortage, it is not surprising to see such high percentages of cost burden and severe cost burden in this group. Most of these households will need rental assistance.

- 87 percent of small related renter households from 31 to 50 percent MFI have housing problems.
- 78 percent of small related renter households from 31 to 50 percent MFI experience cost burden.
- 25 percent of small related renter households from 31 to 50 percent MFI experience severe cost burden.

According to Table 12, the total of two-bedroom units affordable to households from 0 to 50 percent MFI is only 694, yet there are 1,768 small renter households in this income category. This means that small renter households from 31 to 50 percent MFI will also have trouble finding an affordable unit. Many of these households will need rental assistance. In addition to cost burden, this group has housing problems related to overcrowding and/or the lack of a complete kitchen or bathroom.

#### Large Related (Five or More Member) Very Low-Income Renter Households

- 23.6 percent of very low-income renter households are large related households.
- 50.9 percent of large related renter households are very low-income; 23.6 percent, or 456, have incomes from 0 to 30 percent MFI, and 27.3 percent, or 527, have incomes from 31 to 50 percent MFI.
- 95 percent of large related renter households from 0 to 30 percent MFI have housing problems.
- 79 percent of large related renter households from 0 to 30 percent MFI experience cost burden.
- 51 percent of large related renter households from 0 to 30 percent MFI experience severe cost burden.

Large households need units with three or more bedrooms. There are, however, only 264 such units affordable to renter households from 0 to 30 percent MFI according to Table 12. This constitutes a serious shortage, since there are 456 large related renter households in this income category. Those households experiencing severe cost burden, as well as some others, will probably need rental assistance. Overcrowding is also a serious problem



for this group. According to Table 14, 85.3 percent of large renter households with incomes from 0 to 30 percent MFI are overcrowded.

- 97 percent of large related renter households from 31 to 50 percent MFI have housing problems.
- 63 percent of large related renter households from 31 to 50 percent MFI experience cost burden.
- 14 percent of large related renter households from 31 to 50 percent MFI experience severe cost burden.

There are, according to Table 12, 485 renter units with three or more bedrooms affordable to households from 0 to 50 percent MFI, and there are a total of 983 very low-income large renter households. This again constitutes a serious shortage of affordable units. Overcrowding is probably the most serious problem experienced by this group. According to Table 14, 76.5 percent of large renter households from 31 to 50 percent MFI are overcrowded.

#### All Other Very Low-Income Renter Households

"All other" households include small and large unrelated households and single-person non-elderly households.

- 16.1 percent of very low-income renter households fall into the "all other" households category. This is the smallest group in this income category.
- 34.0 percent of "all other" renter households are very low-income; 15.8 percent, or 311, have incomes from 0 to 30 percent MFI, and 18.2 percent, or 360, have incomes from 31 to 50 percent MFI.
- 93 percent of "all other" renter households from 0 to 30 percent MFI have housing problems.
- 89 percent of "all other" renter households from 0 to 30 percent MFI experience cost burden.
- 77 percent of "all other" renter households from 0 to 30 percent MFI experience severe cost burden.
- 90 percent of "all other" renter households from 31 to 50 percent MFI have housing problems.
- 90 percent of "all other" renter households from 31 to 50 percent MFI experience cost burden.
- 27 percent of "all other" renter households from 31 to 50 percent MFI experience severe cost burden.

Rental assistance is needed for this group, especially for those between 0 and 30 percent MFI. For large unrelated households, overcrowding is a serious problem. Lack of complete kitchen or bathroom facilities is also very likely a problem for many of these households. Large groups of unrelated individuals, most of whom are farmworkers, frequently live in substandard units that are unsafe for habitation.

## VERY LOW-INCOME OWNER HOUSEHOLDS

- 32.1 percent of very low-income households are owner households.
- As a point of reference, **31 percent of all owner households have housing problems, and 25 percent of all owner households experience some cost burden.**
- 1,971 owner households, or 18.0 percent of all owner households, are very low-income. 58 percent of these households have housing problems, and 54 percent experience some cost burden.
- 58.3 percent of very low-income owner households are elderly, but only 31.8 percent of all owner households are elderly.
- 32.9 percent of elderly owner households are very low-income; 14.9 percent, or 520, have incomes from 0 to 30 percent MFI, and 18.0 percent, or 629, have incomes from 31 to 50 percent MFI.
- Non-elderly owners comprise 41.7 percent of very low-income owner households, but 68.1 percent of all owner households.
- 11.0 percent of non-elderly owner households are very low-income; 4.2 percent, or 315, have incomes from 0 to 30 percent MFI, and 6.8 percent, or 507, have incomes from 31 to 50 percent MFI.
- 56 percent of elderly owner households with incomes from 0 to 30 percent MFI have housing problems, while 85 percent of non-elderly owner households in this income category have housing problems.
- 55 percent of elderly owner households with incomes from 0 to 30 percent MFI experience cost burden, and 36 percent experience severe cost burden.
- 77 percent of non-elderly owner households with incomes from 0 to 30 percent MFI experience cost burden, and 63 percent experience severe cost burden.
- 35 percent of elderly owner households with incomes from 31 to 50 percent MFI have housing problems, while 71 percent of non-elderly owner households in this income category have housing problems.
- 35 percent of elderly owner households with incomes from 31 to 50 percent MFI experience cost burden, but only 7 percent experience severe cost burden. 62 percent of non-elderly owner households in this income category experience cost burden, and 43 percent experience severe cost burden.

Elderly owner households are much less likely to be overcrowded than non-elderly owner households. Their house payments are usually lower than those of non-elderly households because most of them have owned their homes for many years. A large percentage have already paid off their mortgages. Since their houses are old for the most part, they are in need of rehabilitation. Many need handicap modifications as well. Most of these very low-income elderly homeowners require financial assistance to help pay for the necessary repairs and modifications.

According to Table 15, non-elderly low-income homeowners experience some overcrowding; 16.8 percent of those who earn from 0 to 30 percent MFI are overcrowded, and 20.3 percent of those who earn from 31 to 50 percent MFI are overcrowded. Financial assistance may be needed to help with the cost of room additions to alleviate this situation. Such assistance may also be needed to help with residential rehabilitation of substandard units. Weatherization programs would also be beneficial for all very low-income homeowners.

## **ii. Other Low-Income Households**

According to the 1990 Census, there are 4,319 "other low-income" (51 to 80 percent MFI) households in the City, making up 21.7 percent of all households.

### **OTHER LOW-INCOME RENTER HOUSEHOLDS**

- 51.2 percent of households with incomes from 51 to 80 percent MFI are renter households.
- 2,211 renter households, or 24.7 percent of all renter households, have income from 51 to 80 percent MFI. 65 percent of these households have housing problems, and 38 percent experience cost burden. There is virtually no cost burden experienced by renter households in this income group.

### **Elderly Other Low-Income Renter Households**

- Only 7.8 percent (172) of renter households with incomes from 51 to 80 percent MFI are elderly.
- 16.0 percent of elderly renter households have incomes from 51 to 80 percent MFI.
- 64 percent of elderly renter households in this income group have housing problems, as do the same percent of elderly renter households in the City as a whole.
- 64 percent of elderly renter households in this income group experience cost burden, but there is no severe cost burden.

This is a relatively small group of people, some of whom may need rental assistance. Some may also need handicap accessible units or units more convenient to services.

### **Small Related Other Low-Income Renter Households**

- 41.9 percent (927) of renter households with incomes from 51 to 80 percent MFI are small related households.
- 23.4 percent of small related renter households have incomes from 51 to 80 percent MFI.
- 58 percent of small related renter households in this income group have housing problems, as do approximately the same percent of small related households in the City as a whole.



- 45 percent of small related renter households in this income group experience cost burden, and only one percent experiences severe cost burden.

Some renters in this group apparently experience overcrowding and/or occupy units that lack complete kitchen or bath facilities.

#### Large Related Other Low-Income Renter Households

- 27.5 percent (607) of renter households with incomes from 51 to 80 percent MFI are large related households.
- 31.5 percent of large related renter households have incomes from 51 to 80 percent MFI.
- 86 percent of large related renter households in this income group have housing problems, as do approximately the same percent of large related renter households in the City as a whole. This percent is much greater, however, than the percent of all renter households in the City with housing problems, which is 62 percent.
- Only 14 percent of large related renter households with incomes from 51 to 80 percent MFI experience cost burden, and there is no severe cost burden. This percent is considerably lower than the percent of all renter households in the City who experience cost burden, which is 48 percent.

Overcrowding is a serious problem with this group, as it is with all large renter households. Table 14 indicates that 74.5 percent of large renter households with incomes from 51 to 80 percent MFI are overcrowded.

#### "All Other" Other Low-Income Renter Households

- 22.8 percent (505) of renter households with incomes from 51 to 80 percent MFI are classified as "all other" households.
- 25.6 percent of "all other" renter households have incomes from 51 to 80 percent MFI.
- 54 percent of "all other" renter households in this income group have housing problems. This is slightly higher than the percent of "all other" renter households in the City as a whole who have housing problems, but less than the percent of all renter households in the City with housing problems.
- 46 percent of "all other" renter households with incomes from 51 to 80 percent MFI experience cost burden, but there is no severe cost burden.

Some renters in this group apparently experience overcrowding and/or occupy units that lack complete kitchen or bath facilities.

## OTHER LOW-INCOME OWNER HOUSEHOLDS

- 48.8 percent of households with incomes from 51 to 80 percent MFI are owner households.
- 2,108 owner households, or 19.2 percent of all owner households, have incomes from 51 to 80 percent MFI. 46 percent of these households have housing problems. 38 percent experience cost burden, and 7 percent experience severe cost burden.
- 41.5 percent of owner households with incomes from 51 to 80 percent MFI are elderly.
- 25.1 percent of elderly owner households have incomes from 51 to 80 percent MFI.
- Non-elderly owners comprise 58.5 percent of owner households with incomes from 51 to 80 percent MFI.
- 16.5 percent of non-elderly owner households have incomes from 51 to 80 percent MFI.
- Only 13 percent of elderly owner households with incomes from 51 to 80 percent MFI have housing problems, while 69 percent of non-elderly owner households in this income category have housing problems.
- Only 13 percent of elderly owner households with incomes from 51 to 80 percent MFI experience cost burden, and only 4 percent experience severe cost burden.
- 56 percent of non-elderly owner households with incomes from 51 to 80 percent MFI experience cost burden, and 9 percent experience severe cost burden.

Some elderly owner households in this income category may need financial assistance with the cost residential rehabilitation or the installation of handicap modifications. Non-elderly homeowners, with their greater degree of housing problems and cost burden, are more likely to need financial assistance with the cost of residential rehabilitation and also the cost of room additions to relieve overcrowded situations.

### **iii. Moderate-Income Households**

According to the 1990 Census, there are 1,879 moderate-income (81 to 95 percent MFI) households in the City, comprising 9.4 percent of all households.

## MODERATE-INCOME RENTER HOUSEHOLDS

- 40.8 percent of moderate-income households are renter households.
- 766, or 8.6 percent of all renter households, are moderate-income households. 22 percent of these households have housing problems, and 10 percent experience cost burden. There is no severe cost burden.

The incidence of housing problems and cost burden among renters for this moderate income group is way below the city-wide average except in the large related household category. Of large related renter households with moderate incomes, 73 percent have housing problems. Since only 10 percent experience cost burden, it is assumed that the problem is one of overcrowding. As stated before, more large renter units are needed. This group may also be able to afford homeownership, since interest rates and housing costs have been decreasing since the 1990 Census. Housing assistance for moderate-income renter households is not a priority.

#### MODERATE-INCOME OWNER HOUSEHOLDS

- 59.2 percent of moderate-income households are owner households.
- 1,113, or 10.2 percent of all owner households, are moderate-income households. 35 percent of these households have housing problems. 26 percent experience cost burden, and 5 percent experience severe cost burden.

Housing assistance for moderate-income homeowners is not a priority.

### **iv. Other Issues Related to Housing Need**

#### DISPROPORTIONATE NEED OF RACIAL/ETHNIC GROUPS

For the purpose of the CHAS, "disproportionate need" is considered to be any need that is higher than five percentage points of the need demonstrated for the same income category, family type, or tenure type.

A disproportionately large number of Hispanic households are renter households rather than owner households. 44.9 percent of all households are renter households, but 60.3 percent of Hispanic households are renter households.

Table 16 demonstrates that there is a disproportionate number of Hispanic renter households that are very low-income (below 50 percent MFI). 46.5 percent of all renter households are very low-income, but 55.5 percent of Hispanic renter households are very low-income. 32.9 percent of all households are Hispanic, but 52.6 percent of very low-income renter households are Hispanic.

TABLE 16

#### INCOME DISTRIBUTION OF RENTER HOUSEHOLDS

<u>Households</u>	<u>Total</u>	<u>0-30%MFI</u>	<u>31-50%MFI</u>	<u>51-80%MFI</u>	<u>Above 80%MFI</u>
All	8,947	25.8%	20.7%	24.7%	28.8%
Hispanic	3,948	30.0%	25.1%	26.3%	18.3%



Table 17 demonstrates that there is a disproportionate number of Hispanic owner households that are low-income (below 80 percent MFI). 37.2 percent of all owner households are low-income; however, 44.7 percent of Hispanic owner households are low-income.

TABLE 17

INCOME DISTRIBUTION OF OWNER HOUSEHOLDS

<u>Households</u>	<u>Total</u>	<u>0-30%MFI</u>	<u>31-50%MFI</u>	<u>51-80%MFI</u>	<u>Above 80%MFI</u>
All	10,960	7.6%	10.4%	19.2%	62.8%
Hispanic	2,595	9.4%	11.6%	23.7%	55.3%

Table 18 shows that among very low-income renter households, Hispanics have a disproportionately large number of large households and a disproportionately small number of elderly (one or two-member) households. This means that among renter households in this income group, Hispanic households also have a disproportionately large number of overcrowded households, since, according to Table 14, nearly three times as many large households in this group are overcrowded as all households in the same group.

TABLE 18

FAMILY TYPE DISTRIBUTION  
OF VERY LOW-INCOME RENTER HOUSEHOLDS

<u>Households</u>	<u>Total</u>	<u>Elderly</u>	<u>Small</u>	<u>Large</u>
All	4,162	17.8%	42.5%	23.6%
Hispanic	2,188	7.3%	46.5%	39.3%

Table 19 shows that among very low-income Hispanic owner households, the disproportionately large number of large households and small number of elderly households is even more exaggerated. Table 15 shows that at least twice as many non-elderly very low-income owner households are overcrowded as all owner households in that income group. Therefore, among very low-income owner households, Hispanic households have a disproportionately large number of overcrowded households.

TABLE 19

FAMILY TYPE DISTRIBUTION  
OF VERY LOW-INCOME OWNER HOUSEHOLDS

<u>Households</u>	<u>Total</u>	<u>Elderly</u>	<u>Small</u>	<u>Large</u>
All	1,971	53.8%	22.4%	11.6%
Hispanic	544	30.5%	31.6%	34.9%

Table 20 shows that Hispanic renter households have a disproportionately large number of housing problems, particularly in the 51 to 80 percent MFI income group and above. It can be assumed that this reflects the disproportionate incidence of overcrowding among Hispanic households.

TABLE 20

PERCENT RENTER HOUSEHOLDS  
WITH HOUSING PROBLEMS

<u>Households</u>	<u>Total</u>	<u>0-30%MFI</u>	<u>31-50%MFI</u>	<u>51-80%MFI</u>
All	62.1%	88.4%	89.5%	65.2%
Hispanic	74.6%	90.1 %	90.6%	70.2%

Table 21 shows that Hispanic owner households also have a disproportionately large number of housing problems except in the 0 to 30 percent MFI income group. It can be assumed that this reflects the disproportionate incidence of overcrowding in Hispanic households.

TABLE 21

PERCENT OWNER HOUSEHOLDS  
WITH HOUSING PROBLEMS

<u>Households</u>	<u>Total</u>	<u>0-30%MFI</u>	<u>31-50%MFI</u>	<u>51-80%MFI</u>
All	31.0%	66.8%	51.4%	45.7%
Hispanic	46.8%	62.1 %	65.4%	65.5%

WAITING LISTS FOR PUBLIC HOUSING AND SECTION 8 ASSISTANCE

As of October 31, 1993, there were 1,335 individuals on the waiting list for public housing and 3,622 for Section 8 certificates and vouchers in Santa Maria. The lists do, however, include duplications. Both lists are always open. The waiting period for public housing is approximately two years. For Section 8 units, however, the average waiting period is five years for one and two-bedroom units, and seven to ten years for larger units. This is because most people stay on the program for five to ten years, and there are few additional certificates allocated by HUD each year.

Information on the percentage of households who meet the Federal preference for admission to rental assistance programs is not available at this time. The Housing Authority is now going through the process of determining this information with the new preferences. The highest Federal preference is displacement by government action. All other Federal preferences are equal and include displacement by private action, living in a substandard unit, and paying over 50 percent of adjusted family income for rent and utilities. A local preference is extended to families who are residents of Santa Barbara

County, and a veterans preference, as required by California state law, is taken into consideration.

### HOMEOWNERSHIP FOR FIRST-TIME HOMEBUYERS

The Oak Valley self-help housing project received over 700 applications for 70 homes. Self-help projects, with many layers of subsidies, are the only means to homeownership for the very low-income. Homeownership is also difficult for other low-income first-time homebuyers. Since housing prices and interest rates have recently decreased, many of these households would be able to make the mortgage payments, but they have difficulty accumulating the money for the down payment.

### ELDERLY AND DISABLED PERSONS NOT REQUIRING SUPPORTIVE SERVICES

According to the 1990 Census, persons age 65 and over comprise about 12 percent of the population. About 1.4 percent of the population has some sort of work disability (1980 Census). In order to live independently, many of these persons need handicap-accessible units with wheelchair access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators in multi-level buildings. Affordable rental projects should be close to commercial shopping areas, medical facilities, and public transportation services. Homeowners, including mobilehome owners, may need assistance with housing rehabilitation for code deficiencies and generally deteriorating conditions as well as for handicap accessibility modifications to their homes. This assistance is available through the existing Residential Rehabilitation Loan Program.

### FARMWORKERS

Santa Maria is an agriculturally-based community. Production of labor-intensive crops, such as strawberries, increased dramatically in Santa Barbara County--from 750 acres in 1981 to over 5,000 acres in 1991. Federal immigration policies have also had the effect of increasing the number of farmworkers living in the community. State and/or County housing policies discourage on-site farmworker housing. The farmworker housing problem has thus become the burden of the urban communities adjacent to the fields.

Farmworkers earn lower wages than workers in most other industries. Lower incomes result in greater housing cost burdens and/or increased overcrowding. Often entire families are forced to occupy single bedrooms in a home. Other farmworkers may live in tool sheds and like structures with no sanitation and little protection from the elements.

Farmworker families are traditionally large and need large affordable rental units. Many need rental assistance and support services in the areas of child care, health screening, medical care, literacy, and language skills. Single male farmworkers working on a seasonal basis need permanent decent affordable housing located in proximity to the agricultural areas where they work. A seasonal residential facility that would provide single room occupancy (SRO) housing at an affordable subsidized rental rate is needed to shelter these individuals.



## LATINO COMMUNITY NEEDS

In the fall of 1992, a Latino Outreach Task Force was formed to identify and address the needs of the Latino population of San Luis Obispo County and the cities of Santa Maria and Guadalupe. This broad-based Task Force was comprised of representatives from Latino community groups, local government, school districts, community colleges, businesses and community-based organizations. After a competitive review process, NuStats, Inc., a national social research company with offices in southern California, was selected to conduct the study.

The report generated by the Task Force concludes that Latinos, as a group, are distinguished from the rest of the population in several ways that affect their well-being. Immigrant status and language, discrimination and poverty, inadequate skills and education, and other factors contribute to making Latino needs an important topic for study and understanding.

The Latino Community Needs Assessment Final Report was issued in September, 1993. It is being disseminated throughout the community, and a series of conferences are being held to discuss the report and findings with community-based organizations, government officials, social service providers, businesses, and the general public. Action groups will be formed to closely review and assess the results of the study in order to develop recommendations to address the areas of greatest need in the Latino community.

The broad needs of Latinos were first prioritized through a series of focus groups, and then in-depth examination of these needs was conducted through a sample survey. In total, 516 Latino adults were interviewed between June 9 and August 9, 1993; 128 of them were from the Santa Maria/Guadalupe area.

Results of the interviews show that Latinos are predominantly long-term residents of the area. Thirty-seven percent were born in the United States and only 16 percent had been here less than five years. Forty-five percent were citizens, and 41 percent were non-citizens but legal, permanent residents, a large proportion of whom had gained legalized residency as a result of the amnesty program. It is anticipated that many of these legal residents will become citizens. Only 14 percent, or one in seven Latino adults, were non-permanent residents.

Employment issues were the dominant concern for virtually all sectors. Of those Santa Maria area respondents who were employed, 50 percent worked full-time and 15 percent worked part-time. In addition, six percent were unemployed. Among people in the labor force in the Santa Maria area, 57 percent worked year-round, 33 percent worked seasonally, and seven percent worked on a temporary basis. Not surprisingly, the report concludes that finding permanent work is one of the most serious concerns for Latinos. Ninety-two percent of Santa Maria area respondents agreed that permanent employment is difficult to attain. Agricultural and hospitality industry workers in particular expressed frustration with the seasonal nature of the work and the fact that there do not appear to be any industries developing which can provide steadier work.

Latinos realize that lack of education and inability to speak English limit their job opportunities. Interest in English classes and other forms of adult education is therefore strong.

In Santa Maria, 40 percent of employed respondents felt that workers were often abused by their employers, and 28 percent felt that Latinos were not treated the same as Anglos in the workplace. Thirty-three percent of Santa Maria area respondents were dissatisfied with their current employment situation, while 34 percent were very satisfied. The highest levels of dissatisfaction were found among immigrants and the Spanish dominant individuals.

Housing followed employment issues as a major concern among Latinos. Many of them indicated that there was a housing shortage that caused them to pay very high prices for sub-standard housing. They reported having to employ very creative measures to afford basic housing, including multiple families living in homes or apartments designed for a single family. Of Santa Maria respondents, 36 percent were homeowners. Among renters in Santa Maria, 34 percent felt it was somewhat or very likely that they would purchase a home in the next five years. In the Santa Maria area, 54 percent of households had five or more residents. Thirty-five percent of renters in Santa Maria felt their homes were too small for the number of residents living there, and 27 percent often had to borrow money to pay rent. Twenty-three percent of Santa Maria area renters and 24 percent of homeowners felt it was difficult to locate affordable housing. They felt the difficulty resulted from a lack of resources, a shortage of available low-income housing throughout the area, and long waiting lists for all housing programs. Homeowners found housing easier to locate than did renters. There appeared to be very limited knowledge of and participation in low-income housing programs among non-homeowners. Thirteen percent of homeowners in Santa Maria felt discriminated against by bankers when they applied for the loan to purchase their home. Over half of all renters felt their current dwelling was in fair, poor, or very poor condition versus approximately 17 percent of owners. In Santa Maria, the overall level of dissatisfaction with housing was 23 percent.

Health care emerged as another concern for Latinos. Thirty percent were without insurance in the Santa Maria area. Among the uninsured, 34 percent had applied for Medi-Cal, and 62 percent of those who had applied had received it. Thirty-eight percent in Santa Maria said it was somewhat or very difficult to receive health services. Latinos did not feel that the incidence of problems such as drug or alcohol abuse was any greater among Latinos than any other ethnic group. They did report low to moderate knowledge of prevention and treatment programs.

The majority of Latinos expressed an interest in continuing their education, primarily to improve their English language skills. They expressed an interest in other types of adult education, including parenting classes. However, there was a low and vague awareness of education programs. In Santa Maria, 34 percent had taken ESL (English as a Second Language) classes and most had received the instruction free of charge. Although only nine percent had ever attended parenting classes, 70 percent indicated they would attend if classes were free of charge. In Santa Maria, 50 percent of respondents had at least one child enrolled in school, and 66 percent of these parents reported that their children had

been in bilingual education programs. Satisfaction with teachers and with schools was very high. Ninety-six percent of Santa Maria parents felt welcome at their area schools; however, 20 percent reported discrimination against their children and 23 percent felt that Anglo children were treated better than Latino children. In Santa Maria, 81 percent were very or somewhat satisfied with schools, and 52 percent were very satisfied. Nearly all parents said that they would like for their children to go to college.

The report draws five key conclusions.

Conclusion #1. The Latino population has significant and tangible social needs which, taken as a whole, require serious attention. At a purely objective and empirical level, the Latino population is at a substantial social and economic disadvantage and is underserved in many areas, relative to the rest of the population of the region.

Conclusion #2. Although there are numerous serious needs, Latinos do not represent just a problem or burden for local government and local institutions. Latinos are also an important resource in terms of dedication to work, optimism about society, commitment to self-help, and expressed desire to participate in the total community.

Conclusion #3. Latino residents are mostly established residents of the San Luis Obispo and Northern Santa Barbara counties.

Conclusion #4. Latinos in the San Luis Obispo County and Santa Maria area are not a monolithic population. On virtually all important variables (demography, citizenship or nativity, media use, language orientation, socio-economic well-being, etc.), Latinos are a diverse population.

Conclusion #5. Latinos have another very important resource in their family orientation and strong dedication to their children. It is possible to target social awareness efforts and programs by appealing to their value for youth. This dedication to youth produces a strong optimism about the future. This attitude, together with the tendency to view their U.S. lives favorably by comparison to life in Mexico or Central America, is another valuable asset.



## CHAS Table 1C

Housing Assistance Needs of  
Low & Moderate Income Households

U.S. Department of Housing and Urban Development

Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

Instructions for Local Jurisdictions

Name of Jurisdiction:	Source of Data:	Data is Current as of the following date:	Five Year Period:
City of Santa Maria	U.S. Census	1990	FY: 1994 through FY: 1998

Household by Type, Income, & Housing Problems	Renters					Owners			Total Households (I)
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly (F)	All Other Owners (G)	Total Owners (H)	
1. <b>Very Low Income</b> (0 to 50% MFI) *	740	1,768	983	671	4,162	1,149	822	1,971	6,133
2. 0 to 30% MFI *	497	1,048	456	311	2,312	520	315	835	3,147
3. % with any Housing Problems	74%	91%	95%	93%	88%	56%	85%	67%	83%
4. % Cost Burden > 30%	73%	90%	79%	89%	84%	55%	77%	63%	78%
5. % Cost Burden > 50%	53%	80%	51%	77%	68%	36%	63%	46%	62%
6. 31 to 50% MFI *	243	720	527	360	1,850	629	507	1,136	2,986
7. % with any Housing Problems	78%	87%	97%	90%	89%	35%	71%	51%	75%
8. % Cost Burden > 30%	78%	78%	63%	90%	76%	35%	62%	47%	65%
9. % Cost Burden > 50%	10%	25%	14%	27%	20%	7%	43%	24%	22%
10. <b>Other Low-Income</b> (51 to 80% MFI) *	172	927	607	505	2,211	875	1,233	2,108	4,319
11. % with any Housing Problems	64%	58%	86%	54%	65%	13%	69%	46%	56%
12. % Cost Burden > 30%	64%	45%	14%	46%	38%	13%	56%	38%	38%
13. % Cost Burden > 50%	0%	1%	0%	0%	0%	4%	9%	7%	4%
14. <b>Moderate Income</b> (81 to 95%) *	65	368	134	199	766	389	724	1,113	1,879
15. % with any Housing Problems	23%	12%	73%	6%	22%	12%	48%	35%	30%
16. % Cost Burden > 30%	23%	11%	10%	3%	10%	12%	34%	26%	20%
17. % Cost Burden > 50%	0%	0%	0%	0%	0%	3%	6%	5%	3%
18. <b>Total Households</b> **	1,077	3,968	1,930	1,972	8,947	3,491	7,469	10,960	19,907
19. % with any Housing Problems	64%	56%	87%	48%	62%	20%	36%	31%	45%

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI.

## 2. NATURE AND EXTENT OF HOMELESSNESS

### i. Needs of Sheltered and Unsheltered Homeless

The estimate of the total number of homeless persons within the City of Santa Maria as provided by the 1990 Census of 118, 97 sheltered and 21 unsheltered, appears to be an undercount. The only reliable, accurate information available is through the shelter provider agencies who are housing and serving homeless persons on a daily basis. The agencies that were consulted regarding the nature and extent of homelessness in Santa Maria were Good Samaritan Shelter, Inc., Transitional Center for Women and Children, Shelter Services for Women, Inc., Klein Bottle Youth Programs, Recovery Point Acute Care and Detoxification Facility, and Santa Barbara County Health Care Services.

Based on statistical data provided by these agencies, it is estimated that no fewer than 170 individuals are homeless in the City of Santa Maria on any given day. This estimate is based on a count of the homeless on January 28, 1993, which was the day when the greatest number of homeless was housed at the National Guard Armory. On this particular day, 66 homeless persons were housed in permanent shelter facilities and 104 homeless persons that normally would be living on the street without shelter were housed at the National Guard Armory. The armory facility provides housing only during the months of December through March. During the remainder of the year, it is assumed that these individuals are unsheltered. The majority of the homeless population housed at the armory are unemployed single males. Occasionally, a few single females who are mental health clients and a few families are housed there as well.

According to data provided by Santa Barbara County Health Care Services, approximately 80 new homeless individuals, that is individuals who have not been seen previously, are assisted each month in Santa Maria under the Homeless Health Care Project. Of those assisted, many more are families and people who have lost their jobs than permanently homeless individuals. Approximately 50 percent are in shelters, 16 percent live doubled up with friends or relatives, 16 percent live in hotels, 8 percent are in detoxification facilities, 6 percent are on the street, and 4 percent are in transitional housing.

Based on statistical data provided by shelter provider agencies, the homeless population is approximately 72 percent adult and 28 percent children. Approximately 19 percent are single women and their children, 52 percent of which are battered and abused. Four percent are runaway, abused, and homeless youth ages 10 to 17. Four percent are homeless, chemically dependent, acutely ill adults needing specialized in-patient care and medical treatment. An overwhelming 68 percent are minorities. More specifically, the ethnicity of this population is as follows:

White, Not Hispanic Origin	32%
Black, Not Hispanic Origin	12%
American Indian/Alaskan Native	1%
Hispanic	53%
Asian or Pacific Islander	2%

These statistics do not address the total homeless population that may be living on the street, in vehicles, motels, or with other family members or friends. It is not completely known the extent of the homeless problem existing in the community beyond what has been reported through agencies serving homeless persons. While certain homeless individuals have been observed in public parks and outdoor areas, it is not evident that there are large numbers congregating or occupying isolated areas in the community. Some homeless individuals have been sighted camping in tents in the landscaped area between Bradley Road and U.S. Highway 101.

Approximately 90 percent of the homeless population are unemployed or underemployed. Many have serious health problems and nutritional deficiencies. Other characteristics of this population include chemical dependency, mental illness, emotional handicaps, illiteracy, lack of education, and lack of job skills and training. In addition to the basic human necessities of food, shelter, and clothing, the majority of this homeless population is in need of medical/dental screening and care, drug/alcohol detoxification and treatment, employment assistance, mental health guidance, life skills counseling and training, tutoring, education, child care, general socialization, and emotional/psychological support. A comprehensive program of such services is needed to help the homeless achieve economic independence and self-sufficiency.

In the past few years, the population of homeless single males and working families has increased dramatically due to unemployment and the continuing economic recession in California. Also, the number of battered women and children continues to climb in Santa Maria. There is a need for transitional housing to assist these populations who may be working but very low-income and not able to afford market rate housing. Transitional housing would help these populations achieve permanent shelter and regain independent living.

## **ii. Subpopulations**

It is estimated that approximately 12 percent of sheltered and 8 percent of unsheltered homeless persons suffer from severe mental illness; 21 percent of sheltered and 34 percent of unsheltered homeless persons are addicted to alcohol or other drugs; and 8 percent of sheltered and 13 percent of unsheltered homeless persons suffer from both severe mental illness and alcohol or drug addiction.

Many of those suffering from severe mental illness are untrainable and cannot be rehabilitated to the point of self-sufficiency. The majority of this group was originally institutionalized in public facilities up until the 1970's, when many state mental institutions were closed. At that time, due to a shortage of small group homes and residential treatment centers, many of the displaced mental patients were forced onto the streets. Severely mentally ill individuals require comprehensive care including housing, nutrition and basic medical care. They also require specialized therapies including drugs and physical/neurological training, and intensive care for those who are unable to care for themselves on a basic level.



Substance abusers can often be completely rehabilitated, but need a stable, safe environment and quality rehabilitation programs for effective reentry into mainstream society. Recovery Point Acute Care and Detoxification Facility, operated by Good Samaritan Shelter, provides this environment and these services.

Pregnant women who are substance abusers pose particular problems for housing and service delivery systems. Very low-income and homeless pregnant women who abuse drugs or alcohol require a wide range of services and facilities including quality prenatal, delivery and post-partum medical care. They may also require referral for provision of welfare assistance, job training, parenting skills training and support groups and organizations. Klein Bottle Youth Programs and Community Housing Corporation have been awarded a \$1.5 million Federal grant through the Center for Substance Abuse Treatment to help fund a perinatal recovery program. The new facility, called Holly House, will be able to assist up to five women and their children at any given time. Services will include drug and alcohol recovery treatment, prenatal and post-partum care, vocational training, assistance in securing permanent housing, and support groups on parenting. Though the facility is to be located in Lompoc, it will also serve the Santa Maria population.

Approximately 10 percent of the homeless sheltered population are women and children fleeing domestic violence. They are referred by social service agencies to Shelter Services for Women, which maintains a shelter in Santa Maria at an undisclosed location. The shelter will be expanding their capacity in 1994. Two bedrooms will be added to the facility, which now has four bedrooms, with Federal funds under the City's Community Development Block Grant Program. Most women who have had the benefit of the 30-day shelter program are ready to change their lives and to live apart from their abusers. However, virtually 100 percent are very low-income and have children to care for. With extremely limited resources, it is an enormous challenge for these women to find affordable housing. Thirty-five women left the shelter during the last fiscal year without having found permanent housing. This means that they and their children ended up on the streets, back in their violent homes or bounced around to other temporary homeless shelters. Shelter Services for Women, Inc. has expressed the need for a Second Stage program in Santa Maria which would provide families exiting the shelter with a low-cost apartment for up to 18 months. The facility would also provide a variety of supportive services including counseling, child care, case management, support groups, and independent living classes.

Homeless youth comprise approximately 4 percent of the sheltered homeless population. They present special problems for rehabilitation in that they also require long-term commitment of resources before they can become self-sufficient adults. Housing and basic needs must be secured while students continue with education. Quality nutrition and clothing are also required. Children's emotional needs dictate a stable, supportive home environment in order to develop a healthy self-concept and desire to succeed. Klein Bottle Youth Programs operates a shelter for homeless youth in Santa Maria.

It is not known how many homeless in Santa Maria are infected with the HIV virus, but it is estimated that approximately 4 percent of the sheltered and unsheltered homeless populations in the City have AIDS or related diseases. Education in AIDS prevention is badly needed among the homeless population to reduce the number of new cases. Five

homeless have been diagnosed with HIV since July. Those persons who have developed the AIDS disease require extensive drug therapy and hospice care in a supportive care housing facility designed to handle such patients. Heath House in Santa Barbara is the only such facility, and it meets only a fraction of the need.

### **iii. Needs of Persons Threatened with Homelessness**

As reported on CHAS Table 1C, 2,816 very low, low, and moderate-income households, or 14 percent of all households in Santa Maria, are experiencing severe cost burden in maintaining housing. More significantly, 1,962 very low-income households with incomes below 30 percent of area median income, or 10 percent of all households, are experiencing severe cost burden and are at risk of losing permanent housing and becoming homeless. Based on information provided by local social service agencies, those persons and families threatened with homelessness are generally unemployed or underemployed. They lack the education, financial resources, advocacy and support, or job skills to overcome the cycle of poverty. Many are minorities and non-English speaking individuals. Many have physical disabilities, mental disorders, drug and alcohol dependency problems, poor health, and nutritional deficiencies. This population is in need of occupational skills training, job placement, remedial education, English language instruction, child care services, legal representation, financial management services, counseling, dental and health care, financial aid for rent and utilities, drug/alcohol detoxification and recovery treatment, and permanent affordable housing.

CHAS Table 1D

Homeless Population & Subpopulations

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Comprehensive Housing Affordability Strategy (CHAS)  
Instructions for Local Jurisdictions

Name of Jurisdiction:		Five Year Period: (enter fiscal yrs.)	
City of Santa Maria		FY: 1994	through FY: 1998

Part 1: Homeless Population	Sheltered (A)	UnSheltered (B)	Total (C)
Homeless Families with Children			
1. Number of Homeless Families	*	*	*
2. Number of Persons in Homeless Families	*	*	*
Homeless Individuals			
3. Youth (17 years or younger)	*	*	*
4. Adults (18 years and older)	*	*	*
5. Total (lines 2 + 3 + 4)	66	104	170

Part 2: Subpopulations	Sheltered (%)	UnSheltered (%)
Homeless Persons with Service Needs Related to:		
1. Severe Mental Illness (SMI) Only	12%	8%
2. Alcohol / Other Drug Abuse Only	21%	34%
3. SMI & Alcohol / Other Drug Abuse	8%	13%
4. Domestic Violence	10%	*
5. Homeless Youth	4%	*
6. AIDS / Related Diseases	4%	4%
7. Other (specify)	--	--

\* No data available



### 3. POPULATIONS WITH SPECIAL NEEDS - OTHER THAN HOMELESS

#### i. Need for Supportive Housing

##### NEEDS OF THE ELDERLY AND FRAIL ELDERLY

According to the needs assessment portion of the Area Agency on Aging's Area Plan, the senior population of this area is diverse and includes notable pockets of poor and near-poor, as well as the relatively affluent. It is predominately white but is racially and ethnically diverse as well. Overall, the elderly in San Luis Obispo and Santa Barbara Counties seem satisfied with local programs and services, their residences, retirement, and income. Overall, they are in good health, or have accommodated to whatever illness, disability, or impairment they have, and most have adequate income and are relatively self-sufficient.

Nevertheless, this profile does not characterize all elderly in this region. The poor and near-poor are exceptions (as are board and care residents) to the lifestyle and satisfaction of the typical area senior. They have less income, and the necessities of life take up more, if not all, of it. They are much more likely to live alone and are significantly less self-sufficient. They are notably less satisfied with various aspects of their lives.

Also, they are more susceptible to important kinds of risk in the areas of health, money, and crime. They may have unexpected out-of-pocket medical expenses, they carry less health insurance, their housing costs are less predictable, and they are more likely to be victimized by crime. Consequently, their needs are more fundamental and require the support of programs and services that meet elemental aspects of life.

The results of the Area Plan's needs assessment confirm the need for support of the development of a community based long term care system, including in-home services and community services to assist the frail elderly. Additionally, the assessment confirms the need for an ongoing outreach project throughout the planning and service area. Such a project needs to be coordinated to present a comprehensive overview of senior services. In addition, specific programs targeted to renters, isolated and low-income elderly are needed. A case management program for the at-risk elderly is needed.

The Area Agency on Aging has identified the following ten highest priority needs for the elderly population in this area: in-home services, community services, housing, transportation, health, nutrition, information and referral, nursing home placement, and senior centers.

Needs of the frail elderly must be assessed depending upon whether the individual will continue to live independently at home, be cared for by family or friends or be placed outside of the home in an appropriate residential or skilled nursing facility. Adult Day Care is an important community resource. Social Day Care programs provide supervision, activities, meals, exercise and transportation to the site as well as providing counseling and

time away from caregiving for the families. Adult Day Health Care also provides medical services and rehabilitative therapy for its clients.

Housing projects for low income seniors such as Union Plaza and Valentine Court, which also houses the handicapped, offer only studio or one-bedroom units. There is a need for a project with two-bedroom units to accommodate those elderly or handicapped residents who need in-home care. Support services need to be included in the budgets for housing projects for the elderly and handicapped.

The next five years will continue to include increasing numbers of older persons and increasing proportions of the elderly population with advanced age, chronic and debilitating illnesses. With the basic health care needs addressed through the Medicare system, the increasing needs of older persons will continue to focus on both community-based and institutional long term care services. The focus on long term care will need to take a holistic approach, and integrate the medical model of long term care with the social service and community service systems in place and yet to be developed. This integration is essential to ensure a cost effective and client-oriented approach to problem solving.

### NEEDS OF PERSONS WITH DISABILITIES

Disabled persons (physically, emotionally and developmentally) lack an adequate supply of housing suitable for their needs. The need to eliminate physical barriers to housing is being addressed in new construction. Valentine Court is an example. Very few existing housing units, however, are designed to accommodate the physically disabled. The City's Residential Rehabilitation Loan Program provides handicap modifications to owner-occupied units only.

Some emotionally and developmentally disabled persons need supervised care in group settings. Santa Maria Independent Living Environment (SMILE) provides this service to 18 developmentally disabled adults at three group homes. There is a need for a group home to accommodate developmentally disabled children and for an intermediate care facility which would offer nursing care and medical treatment for the severely physically impaired. Respite care is a much-needed service for the caregivers of developmentally disabled persons who live at home. This service is now lacking in the Santa Maria area.

A wide range of non-medical rehabilitative services may be needed by persons with physical and sensory disabilities. These services include counseling and advocacy in overcoming discrimination barriers, communications access assistance, independent living skills, employment preparation, support groups, referrals for housing and attendants, and transportation.

Persons with mental/emotional disabilities need case management, day treatment, and group or individual outpatient treatment. Santa Barbara County Mental Health Services reports that 400 to 450 patients are currently being served at their Santa Maria outpatient clinic. Those who need inpatient services are referred to the Santa Barbara inpatient clinic.



According to Santa Barbara County Mental Health Services, approximately 44 people from Santa Barbara County are in locked institutions outside the county in skilled nursing facilities or Institutes of Mental Disease, and 22 are housed in state mental hospitals. Of this total, approximately one-quarter to one-third are from the Santa Maria area. Within the course of a year, approximately 16 will return to the community, approximately five to the Santa Maria area. These individuals will need supervised residential care and supportive services.

There is a need for an in-county facility to house patients returning from mental health institutions and state hospitals who need greater support services than can be offered at board and care facilities. Santa Barbara County Mental Health Services is sponsoring such a project in Santa Maria, a mental health village which will provide these support services and allow mental health patients to return to the county in which they once lived and where their families now live. The project is now in the predevelopment and planning stages.

### NEEDS OF PERSONS WITH AIDS

Persons diagnosed with AIDS are a growing population in need of support services. There are currently 32 diagnosed cases of AIDS in Santa Maria according to Santa Barbara County Public Health Services, whose AIDS Program provides education, testing for AIDS, and medical care. Central Coast Congregate Care and AIDS CAP (AIDS Counseling and Assistance Program) also provide support services including benefits counseling assistance, home health care, practical and emotional support from volunteers, transportation, attendant care coordination, educational program, meal program, and emergency housing assistance.

Permanent housing for seven persons diagnosed with AIDS is available at the Heath House in Santa Barbara, but no such housing is available in North County. In the last two years, seven persons diagnosed with AIDS from Santa Maria were housed at Heath House in Santa Barbara. This created a hardship for the families who had to travel back and forth to visit their loved ones. A new facility that will house eleven individuals and four families will be opened in April 1994 in Goleta. Heath House is planning to open a third permanent housing facility in North County within the next three years. According to AIDS CAP, housing and food continue to be the greatest needs.

### NEEDS OF LOW INCOME FAMILIES TO ACHIEVE SELF-SUFFICIENCY

The Family Self-Sufficiency Program, offered by the Housing Authority of the County of Santa Barbara, was developed in 1992 to help low-income families who could benefit from participation in an organized program to achieve economic independence and self-sufficiency. Originally the program was available to families on the housing assistance waiting list as well as those families already in assisted housing, but it is now available only to those already in assisted housing. It was expected that 150 additional Section 8 vouchers would be allocated to Santa Barbara County. Unfortunately only 36 were issued, and there will be no new funding under the program. The Housing Authority plans to continue the



program with existing funds, and is extending the program to 25 additional families in Fiscal Year 1994, but this does not meet the need.

Participants in the program contract to develop their ability to become self-sufficient of publicly assisted housing programs by the end of a five-year contract period. This is very much needed, since the turnover rate for Section 8 certificates and vouchers is very slow, and the waiting period averages five years. The program offers coordinated social services in accordance with individually developed case management plans. Social services delivered by the Housing Authority and community agencies include a parenting program, child care, education, job training, job placement and homeownership counseling.

# CHAS Table 1E

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

## Non-Homeless Special Needs Populations

Comprehensive Housing Affordability Strategy (CHAS)  
Instructions for Local Jurisdictions

Name of Jurisdiction:	Data Source: (specify) See footnotes	Five Year Period: (enter fiscal yrs.) FY: through FY:	
City of Santa Maria	Current Data as of: (date) October 31, 1993	1994	1998
		Households in Need of Supportive Housing*	
1. Elderly		8,798 <sup>1</sup>	
2. Frail Elderly		796 <sup>1</sup>	
3. Severe Mental Illness		1,001 <sup>2</sup>	
4. Developmentally Disabled		642 <sup>4</sup>	
5. Physically Disabled		1,496 <sup>1</sup>	
6. Persons with Alcohol / Other Drug Addiction		145 <sup>3</sup>	
7. Persons with AIDS and Related Diseases		32 <sup>3</sup>	
8. Other (Specify):		----	

### Instructions for Table 1E

#### Non-Homeless Special Needs Populations

Refer to Appendix A, General Definitions Used with the CHAS, for additional definitions of terms used in this table.

Table 1E provides a format for estimating the need for supportive housing for other (than homeless) populations with special needs. Some potential resource agencies and client groups they serve include:

- o State or local mental health agencies for persons with severe mental illness;
- o State or local agencies of mental retardation or State local developmental disabilities councils for people with developmental disabilities;
- o State rehabilitation agencies or State or local Centers for Independent Living for people with physical disabilities;
- o State or area agencies on aging for elderly people;
- o The Public Health Service Center for Disease Control for persons with AIDS.

#### Specific Instructions:

Line 1-- Enter the estimated number of elderly households in need of supportive housing.

Line 2-- Enter the estimated number of frail elderly households in need of supportive housing.

Line 3-- Enter the estimated number of households composed of at least one person with severe mental illness in need of supportive housing.

Line 4-- Enter the estimated number of households composed of at least one developmentally disabled person in need of supportive housing.

Line 5-- Enter the estimated number of households composed of at least one physically disabled person in need of supportive housing.

Line 6-- Enter the estimated number of households composed of at least one person with alcohol/other drug addiction in need of supportive housing.

Line 7-- Enter the estimated number of households composed of at least one person with AIDS and related diseases in need of supportive housing.

Line 8-- Estimate for any other category of special need that the jurisdiction may identify the number of households in need of supportive housing.

\* Figures represent individuals, since household data are not available except for the elderly (there are 4,568 elderly households).  
Figures represent total individuals in the category, since data on those in need of supportive housing are not available.

<sup>1</sup> 1990 Census

<sup>2</sup> County Mental Health Services estimate of 1.5 percent of City population

<sup>3</sup> City-wide caseload currently under treatment by County of Santa Barbara Health Care Services

<sup>4</sup> City-wide caseload currently under treatment of Tri-Counties Regional Center

## **c. Available Resources**

### **1. FEDERAL PROGRAMS**

#### HOME Program

The HOME Program is a flexible grant program which awards monies targeted for acquisition, rehabilitation, new construction, tenant-based assistance, homebuyer assistance, planning and support services. Eligible applicants include states, cities, urban counties, and consortia. In order to receive a formula allocation, the City of Santa Maria would be required to apply as part of a consortium. The City also has the option of applying for a competitive grant through the State. This program has matching fund obligations.

#### HOPE 1 (Public Housing Homeownership) Program

This program is designed to assist in the development of homeownership opportunities to residents of public and Indian housing. The program provides competitive grants targeted for both planning and implementation activities. Planning grants fund planning work related to replacement housing, development of resident councils, counseling, training and technical assistance, feasibility studies, preliminary architectural work and development of security plans. Implementation grants fund rehabilitation projects, replacement reserves, legal fees, relocation, economic development, and administrative and operating costs. Eligible applicants include resident management corporations (RMCs), resident corporations (RCs), cooperative associations, public or non-profit organizations, public bodies or agencies, public housing authorities (PHAs), and Indian housing authorities (IHAs).

#### HOPE 2 (Homeownership of Multifamily Units) Program

This program provides homeownership opportunities for low-income persons and families through the use of multi-family rental properties. Like HOPE 1, this program also provides competitive grants for both planning and implementation activities. The targeted planning activities include the development of resident councils, counseling, training and technical assistance, feasibility studies, preliminary architectural work, and development of security plans. The implementation grants apply to rehabilitation, replacement reserves, legal fees, relocation, economic development, administrative and operating costs, and acquisition. Eligible applicants include RMCs, RCs, cooperative associations, public or nonprofit organizations, public bodies or agencies, PHAs and IHAs.

#### HOPE 3 (Homeownership of Single Family Homes) Program

This program provides financial assistance for homeownership, targeting both planning and implementation activities. Eligible planning activities include feasibility studies, technical assistance for grant recipients, researching the availability of properties, preparing applications for implementation grants, and program planning. Eligible implementation activities include acquiring and rehabilitating property, assisting homebuyers in purchasing units, economic development to promote self-sufficiency of homebuyers, administrative costs, replacement reserves, and homebuyer outreach selection and counseling. Eligible applicants apply for competitive grants. Eligible applicants include private non-profit



organizations, public agencies, cities, states, counties, and PHA/IHAs in cooperation with a private non-profit or cooperative.

#### Community Development Block Grant (CDBG) Program

There are three CDBG programs, which are summarized as follows.

The CDBG Entitlement Program is designed to assist metropolitan cities and urban counties in achieving their goals of neighborhood revitalization, economic development, provision of improved community facilities, prevention and elimination of slums, and assistance to low and moderate-income families. An appropriation amount is determined by a statutory formula which uses measurements of need. The City of Santa Maria is an entitlement city under this program and receives a yearly grant.

Under the CDBG Non-Entitlement for States and Small Cities Program, Federal funds are distributed by HUD to eligible states which, in turn, distribute funding to eligible non-entitlement local jurisdictions according to priorities set by the state. Funds are used for the same purposes as under the Entitlement Program.

The CDBG Section 108 Loan Guarantee Program allows CDBG communities to use their CDBG funds to guarantee loans or notes for development projects. Eligible activities include real property acquisition, rehabilitation of publicly owned real property, housing rehabilitation, relocation, clearance and site improvements, interest payments on guaranteed loan and issuance costs of public offerings, and debt service reserves. Eligible applicants include metropolitan cities and urban counties that receive entitlement grants, and non-entitlement communities in states administering CDBG.

#### Low-Income Housing Preservation Program

This program provides financial incentives to retain project-subsidized housing projects whose federal assistance is expiring, and to sell affordable units to purchasers that will keep the units for low-income persons. The is a competitive grant program and is available to any state or local jurisdiction, public agency, or owner of affordable housing that agrees to continue to maintain low-income affordability restrictions.

#### Shelter Plus Care Program

This program provides competitive grants for rental assistance that are offered with support services to homeless persons with disabilities. Eligible applicants include states, units of local government, Indian tribes, and PHAs. Rental assistance can be:

- Section 8 Moderate Rehabilitation (SRO) - project-based rental assistance administered by the local PHA with state or local government application;
- Sponsor-Based Rental Assistance (SRA) - rental assistance through an applicant to a private non-profit sponsor who wins or leases dwelling units in which participating residents reside;
- Tenant-Based Rental Assistance (TBA) - grants for rental assistance;

- Project-Based Rental Assistance - grants to provide rental assistance through contracts between grant recipients and owners of existing structures.

#### Supportive Housing for Persons with Disabilities (Section 811)

This program provides funding to expand housing with supportive services, i.e., group homes, independent living facilities, and intermediate care facilities. Two types of financing are available: capital advances based on the development cost limits published in the Federal Register, and project rental assistance to cover the difference between the HUD-approved operating costs and 30 percent of residents' adjusted income. Private non-profit organizations are eligible to apply for funding under this program through a competitive grant process.

#### Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)

The program provides rental assistance on behalf of homeless individuals in connection with the moderate rehabilitation of SRO dwellings. Resources to fund the cost of rehabilitating the dwellings must be from other sources, and units must need a minimum of \$3,000 eligible rehabilitation. Funding can be used for operating expenses, debt service for rehabilitation financing, and monthly rental assistance. Grants are awarded through competition to eligible applicants, which include Public Housing Authorities (PHAs), Indian Housing Authorities (IHAs), and private non-profit organizations who subcontract with a PHA to administer SRO assistance.

#### Supportive Housing of the Elderly (Section 202) Program

Funding under this program is used both to develop elderly housing with supportive services through the use of capital advances, and to administer rental assistance which covers the difference between the HUD cost per unit and the amount the resident pays. The funding can be used for acquisition, rehabilitation, new construction, rental assistance and support services. Eligible applicants are private, non-profit and consumer cooperatives. Peoples' Self-Help Housing Corporation obtained construction financing, as well as Section 8 rental assistance, for the Valentine Court project through this program.

#### Emergency Shelter Grants (ESG) Program

These grants are designed to improve the quality of existing emergency shelters and to increase the number of developing shelters for the homeless. Funds can be used for renovation, conversion of buildings, rehabilitation, essential social services, and operating costs other than staff payroll. Program funding is available to states and Puerto Rico, formula cities, urban counties and territories. Santa Maria receives funding through the State's allocation under the Federal Emergency Shelter Grant (FESG) Program.

#### Supportive Housing Program

This program provides grants, through a competitive process, to public and private non-profit entities to promote the development of supportive housing and services. Eligible activities include acquisition, rehabilitation, some new construction, leasing of existing structures, operating costs, and supportive services costs. States, metropolitan cities, urban counties, government entities, Indian tribes, private non-profit corporations, local governments, and community mental health associations that are public non-profit organizations may apply for program funding.



### Housing Opportunities for Persons with AIDS Program (HOPWA)

This program provides two types of grants, entitlement and competitive, for housing assistance and supportive services for low-income persons with AIDS or related diseases and their families. Funds can be used for acquisition, rehabilitation, conversion, lease, and repair of facilities, new construction, project-based or tenant-based rental assistance, planning, support services, operating costs, short-term rent, mortgage, and utility payment, administrative expenses, and other proposed activities (for competitive grants only). Applications for entitlement grants may be submitted by eligible states and qualifying cities for eligible metropolitan statistical areas (MSA) with largest number of cases of AIDS. (Fifteen states and 28 cities qualified for allocation by formula in Fiscal Year 93.) Competitive grants are available to state and local governments and non-profit organizations.

### Department of Energy (DOE)/Other Energy Programs

Eligible activities are rehabilitation and new construction.

### Public Housing Comprehensive Grant

Funds can be used by public housing authorities for rehabilitation and planning.

### Safe Havens Demonstration Program

Competitive grants under this program provide very low-income housing for homeless persons with serious mental illnesses. Funds can be used for new construction, acquisition, rehabilitation, leasing assistance, low-demand support services, outreach activities for eligible persons, and operating costs. Eligible applicants include states, local governments, and private and public non-profit organizations. Total assistance may not exceed \$400,000 in any five-year period, and funds must be equally matched.

### Rural Homelessness Grant Program

This program provides grants for direct emergency assistance, homeless prevention assistance, and assistance for permanent housing. Eligible activities include rent, mortgage, or utility assistance, security deposits, support services, rehabilitation, short-term emergency lodging, transitional housing, costs related to the use of Federal inventory property programs, and capacity building. Private non-profit organizations, Indian tribes, and county and local governments may apply. Eligible areas are all areas outside of metropolitan statistical areas (MSAs), and rural census tracts within MSAs.

### Section 8 Rental Voucher Program

This program, administered by public housing authorities, provides rental assistance payments to private owners who lease their units to assisted families. Eligible applicants must be very low-income families (0 to 50 percent MFI).

### Section 8 Rental Certificate Program

This program, like the Voucher Program, is administered by public housing authorities (PHAs) and provides rental assistance payments to private owners who lease their units to assisted families, who must be very-low income. A PHA may choose to use 15 percent of its rental assistance to implement a project-based certificate program.



### Public Housing Development

The purpose of the program is to develop public housing. Funding can be 100 percent development costs, annual contributions for operating subsidy, or modernization funds. Eligible activities include acquisition, rehabilitation, new construction, rental assistance, and support services. Public housing authorities (PHAs) apply for and administer funding for their jurisdictions; project sponsors may apply to their local PHA for specific project funding. Residents of these units must be very low-income.

### Comprehensive Grant Program

This is a formula-based funding program for public housing authorities and Indian housing authorities to make physical and management improvements to public housing. Funds may be used to upgrade living conditions, correct physical deficiencies, and achieve operating efficiency. This program replaces Public Housing CIAP.

### Low Income Housing Tax Credits (LIHTC)

This program provides Federal tax credits which are awarded to affordable housing developers. The developer, in turn, makes the tax credits available to potential investors in the housing development project as an incentive for investment.

### Farmers Home Administration (FmHA)

Eligible activities include acquisition, rehabilitation, new construction, rental assistance and home buyer assistance. Section 514/516 Farm Labor Housing loans and grants are available to help finance the construction, rehabilitation or purchase of rental housing for farmworkers. Peoples' Self-Help Housing Corporation obtained a loan under this program for 90 percent of the construction costs of the Los Adobes de Maria farmworker housing project.

### Lead Based Paint Abatement

This is a competitive grant program to develop cost-effective community strategies for lead based paint abatement. Funds can be used for rehabilitation, planning and operating costs. Eligible applicants are states, local governments and Indian tribes.

### Surplus Housing for Use to Assist the Homeless

This program makes surplus Federally owned properties available to applicant homeless organizations for lease, rent-free. The applicants are responsible for all required rehabilitation of leased properties. Any homeless service provider organization may apply for Federal surplus facilities.

### Supplemental Assistance for Facilities to Assist the Homeless (SAFAH)

This competitive grant program provides funding for innovative homeless programs. Highest priority is given to comprehensive programs fostering independence for homeless persons. Funding is available to states, metropolitan cities, urban counties, Indian tribes, government entities, and private non-profit organizations.

## 2. NON-FEDERAL PUBLIC PROGRAMS

### i. State Programs

#### REHABILITATION - OWNER UNITS

##### California Housing Rehabilitation Program - Owner Component (CHRP-O)

The purpose of this program is rehabilitation of substandard homes owned and occupied by lower-income households. The program provides loans at three percent simple interest on the unpaid balance. Eligible activities include rehabilitation required to bring a home into compliance with the California Health and Safety Code including: repair of code violations; improvements to ensure handicap accessibility; room additions; and general property improvements. Eligible applicants include local government agencies and non-profit entities.

##### California Natural Disaster Assistance Program for Owner-Occupants (CALDAP-O)

The purpose of this program is to provide for the unmet housing rehabilitation needs of single-family homeowners whose property is damaged by natural disaster. The program provides three percent simple interest loans. Repayment of interest and principal is deferred to sale or transfer, refinancing, or when the homeowner is no longer the full-time occupant. Eligible activities include repair or reconstruction of dwellings damaged or destroyed by natural disaster, elimination of code violations, cosmetic repairs made necessary by other repairs, and reimbursement of approved eligible costs related to emergency repairs incurred before loan approval.

Eligible applicants include owner-occupants of single-family homes, mobilehomes, condominiums, townhouses, cooperative units, half-plexes, and duplexes. Owners must have properly registered at a Federal Emergency Management Agency (FEMA) Disaster Application Center (DAC) during the emergency period and must have exhausted all other forms of assistance.

##### California Self-Help Housing Program (CSHHP)

See the "New Construction - Owner Units" section for a description.

##### Farmworker Housing Grant Program (FWHG)

See the "New Construction - Renter Units" section for a description.

#### NEW CONSTRUCTION - OWNER UNITS

##### California Self-Help Housing Program (CSHHP)

The purpose of this program is to assist low and moderate-income families to build and rehabilitate their homes with their own labor. Grants are available to sponsor organizations to provide technical assistance to participating families. Ten percent simple interest loans are made to sponsor organizations to assist with project development and construction. Interest on the development assistance loan will be waived when "rolled over" as mortgage assistance for individual low-income homeowners. Seven percent rehabilitation and

mortgage assistance loans are available to low-income homeowners. Repayment of principal and interest is deferred until the property is sold or transferred, or until the owner ceases full-time occupancy. Loans are forgiven after 20 years of full-time occupancy.

Eligible activities include loan activities such as new construction, rehabilitation and mortgage assistance for low-income individuals and families, and technical assistance activities such as the training and supervision of low and moderate-income self-help homebuilders. Eligible applicants include local government agencies and non-profit corporations. Peoples' Self-Help Housing Corporation received technical assistance grants and a zero-interest loan for land acquisition through this program for the Oak Valley Self-Help project.

#### Farmworker Housing Grant Program (FWHG)

See the "New Construction - Renter Units" section for a description.

### ACQUISITION - OWNER UNITS

#### Mobile Home Park Resident Ownership Program (MPROP)

See the "Homebuyer Assistance" section for a description.

#### Urban Predevelopment Loan Program (PLP)

See the "Acquisition - Renter Units" section for a description.

#### Farmworker Housing Grant Program (FWHG)

See the "New Construction - Renter Units" section for a description.

### HOMEBUYER ASSISTANCE

#### California Homeownership Assistance Program (CHAP)

The purpose of this program is to assist low and median-income families to achieve homeownership. Program assistance is in the form of an equity sharing mortgage participation loan, whereby the State provides loans of up to 49 percent of the purchase price of a home with the balance financed by a private lender. The buyer provides a small down payment and pays closing costs. When the home is sold, the state loan amount and a proportional share of the equity are repaid to the CHAP revolving fund.

Eligible activities include home purchase by renters who might be displaced by condominium or stock cooperative conversion; space purchase by mobilehome park residents when the park is converted to a condominium or stock cooperative; buyers of factory-built housing or mobilehomes developed on permanent foundations; and development or purchase of resident-owned mobilehome parks by non-profit corporations. Eligible applicants include local governments, Indian Reservations, and non-profit corporations.

#### California Self-Help Housing Program (CSHHP)

See the "New Construction - Owner Units" section for a description.



#### Mobilehome Park Resident Ownership Program (MPROP)

The purpose of this program is to assist low-income residents in the purchase of mobilehome parks in order to preserve affordability. Seven percent simple interest short-term conversion loans of up to three years facilitate park purchase by a resident organization corporation. Long-term blanket loans assist in park purchase by a resident organization corporation where loan benefits are exclusively used to assure affordable housing costs for low-income residents. Individual loans are available to low-income park residents to assure housing affordability when they purchase a cooperative interest or condominium space. Co-applicants must be an organization formed by mobilehome park residents and a local government agency.

#### Farmworker Housing Grant Program (FWHG)

See the "New Construction - Renter Units" section for a description.

### REHABILITATION - RENTER UNITS

#### California Housing Rehabilitation Program - Rental Component (CHRP-R)

The purpose of this program is the preservation and rehabilitation of unreinforced masonry multi-family units to increase the ability of the structures to withstand earthquakes, and rehabilitation or rehabilitation and acquisition of substandard low-income rental housing to bring the buildings into compliance with the California Health and Safety Code. Three percent simple interest loans for a minimum of 20 years may be used for rehabilitation only. Loans with a term of 30 years or more may be used for acquisition and rehabilitation or refinancing and rehabilitation.

Eligible activities include rehabilitation including seismic rehabilitation, code violation rehabilitation, conversion from nonresidential to residential use, or reconstruction. Eligible projects include single-family or multi-family rental dwellings, residential hotels, mixed residential and commercial buildings, mixed owner-occupied and rental buildings, group homes for persons in need of special services, congregate homes, and limited equity cooperatives. Eligible applicants include local government agencies, for-profit and non-profit organizations, and individuals.

#### California Natural Disaster Assistance Program - Rental Component

The purpose of this program is to provide for the unmet housing rehabilitation needs of owners of rental housing units damaged by natural disaster. Loans are at three percent simple interest, and repayment of interest and principal is deferred for the loan term of 20 to 30 years. Borrowers who agree to make rents affordable to low-income households for an extended term may be eligible to have the loan amount forgiven.

Eligible activities include repair or reconstruction of rental properties damaged or destroyed by natural disaster. This includes the elimination of code violations, cosmetic repairs made necessary by other repairs, reimbursement of approved eligible costs related to emergency repairs and incurred before loan approval, acquisition and repair of damaged properties. Eligible applicants include owners of rental properties damaged by natural disaster who have properly registered at a Disaster Application Center during the emergency period and have exhausted all other forms of assistance.

#### Family Housing Demonstration Program (FHDP)

See the "New Construction - Renter Units" section for a description.

#### Farmworker Housing Grant Program (FWHG)

See the "New Construction - Renter Units" section for a description.

### NEW CONSTRUCTION - RENTER UNITS

#### Rental Housing Construction Program (RHCP)

The purpose of this program is to provide for the new construction of rental units affordable to low-income households. 40-year loans at three percent simple interest may be used for both construction and permanent financing. The loan term can be extended beyond the 40 years. The number of assisted units in each project must be at least 30 percent of the total number of units. At least two-thirds of the assisted units in a project must be for very low-income households. The rent for assisted units is restricted by a regulatory agreement.

Eligible activities include development and construction costs associated with new rental housing units for low-income households. Projects must have at least five rental or cooperative units on one or more sites. Between 20 and 30 percent of RHCP funds must be made available to projects serving the elderly and physically handicapped. Eligible applicants include for-profit and non-profit corporations, local government agencies, and individuals.

#### Family Housing Demonstration Program (FHDP)

The purpose of this program is the development of new affordable rental or cooperative housing that provides on-site support services for low-income families. Three percent interest deferred loans with a term of 20 to 40 years may be used to decrease construction and long-range operating costs for Community or Congregate Housing, which may be conventional rental units or units in a cooperative. Units must be for very low-income households only, and the number of units assisted in each project must be at least 30 percent of the total number. On-site support services must be provided and include child care, community rooms, community laundry facilities, job training, and employment services. Eligible activities include new construction, rehabilitation, or acquisition and rehabilitation costs. Eligible applicants include local government agencies and non-profit housing development organizations.

#### Farmworker Housing Grant Program (FWHG)

The purpose of this program is to provide owner-occupied and rental units for low-income agricultural workers. Eligible activities include any construction-related cost in the development of housing for agricultural workers, including land acquisition, site development, new construction and rehabilitation. Eligible applicants include local government agencies, non-profit corporations, and federally-recognized Indian tribes. A match of at least 50 percent is required for homeowner grants, and if the unit is sold before the tenth year, the full grant amount must be repaid. Between years 11 and 20, the grant is forgiven at a rate of 10 percent per year until it is fully forgiven after 20 years. 40-year



lien restrictions apply for rental construction grants, and 20-year lien restrictions apply for rental rehabilitation grants.

Peoples' Self-Help Housing Corporation obtained a grant under this program for the Los Adobes de Maria farmworker rental housing project. They also received a land acquisition grant for the Oak Valley self-help housing project which has been rolled over as mortgage assistance to 13 farmworker families.

## ACQUISITION - RENTER UNITS

### Urban Predevelopment Loan Program (PLP)

The purpose of this program is to provide predevelopment capital for starting low-income housing projects. Seven percent loans for up to three years are offered to local government agencies and non-profit corporations. The loans are for predevelopment costs including, but not limited to, site control, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation. Loans are also made for site acquisition to land bank sites for future low-income housing development. Peoples' Self-Help Housing Corporation received a loan under this program for the Los Adobes de Maria farmworker rental housing project.

### Farmworker Housing Grant Program (FWHG)

See the "New Construction - Renter Units" section for a description.

### California Natural Disaster Assistance Program - Rental Component (CALDAP-R)

See the "Rehabilitation - Renter Units" section for a description.

### Family Housing Demonstration Program (FHDP)

See the "New Construction - Renter Units" section for a description.

## HOMELESS ASSISTANCE

### Permanent Housing for the Handicapped Homeless Program (PHH)

Eligible activities include facility acquisition, rehabilitation, and operations for multi-unit and group home projects developed for the disabled homeless. Eligible applicants include private non-profit organizations and public housing agencies.

### Emergency Shelter Program (ESP)

The purpose of this program is to provide emergency shelter for homeless individuals and families. Each county receives a grant allocation. Eligible activities include rehabilitation, renovation, expansion of existing facilities, site acquisition (including lease or purchase of an existing site or facility), equipment purchase, vouchers, and administration of the award (limited to no more than five percent of a single award). Ineligible activities are operational costs, including but not limited to one-time rent, direct and indirect client services. Eligible applicants are local government agencies and non-profit corporations that shelter the homeless on an emergency basis. It is a threshold requirement for eligibility that the shelter provide staff and support services to residents.



### Federal Emergency Shelter Grant Program (FESG)

The purpose of this program is to provide emergency shelter for homeless individuals and families. Eligible activities include facility conversion, rehabilitation, maintenance, operating costs, rent, and provision of essential services such as transportation, legal aid, and counseling to accelerate transition to independent living. Eligible applicants include local government agencies that do not directly receive shelter funds from HUD and non-profit providers.

### HOMELESS PREVENTION

#### California Natural Disaster Assistance Program for Owner-Occupants (CALDAP-O)

See the "Rehabilitation - Owner Units" section for a description.

#### California Natural Disaster Assistance Program - Rental Component (CALDAP-R)

See the "Rehabilitation - Renter Units" section for a description.

#### Family Housing Demonstration Program (FHDP)

See the "New Construction - Renter Units" section for a description.

## **ii. Local Programs**

### City of Santa Maria General Fund

Historically, the City has made General Fund monies available to assist in the development of affordable housing and to support public service activities as needed. General Fund monies were used in the Oak Valley single-family housing project for land banking, public improvements, and deferred second trust deeds for low-income homeowners.

### Publicly-Owned Land

The City purchased 2.44 acres on East Newlove Drive with CDBG funds for the purpose of developing affordable housing. The purchase consisted of two parcels--a front lot of 1.69 acres and a back lot of .75 acres. With Peoples' Self-Help Housing Corporation as a sponsor, 35 garden apartments were developed for elderly and handicapped adults under the Section 202 Program in 1990. They occupy the front lot only. The back lot of .75 acres is still available for additional affordable housing, perhaps a second phase of Valentine Court.

### County of Santa Barbara In-Lieu Mitigation Fund

The County has an inclusionary zoning requirement which can be satisfied by the payment of an in-lieu housing fee. Collected fees are disbursed by the County, in the same housing market area from which they were collected, to housing sponsors/developers who will provide the required affordable units. Funding is for low to median-income housing projects involving either new construction, acquisition or conversion. Grants are available to non-profits and public agencies only; deferred-payment and amortized low-interest loans are also available. The Los Adobes de Maria farmworker rental housing project received a grant under this program.

### 3. PRIVATE RESOURCES

#### i. For-Profit

##### Community Reinvestment Act Program

In response to the Community Reinvestment Act, which requires banks to reinvest in their communities' local housing needs, lending institutions have begun pooling their resources to provide below-market financing to developers of affordable housing. Wells Fargo Bank, one of the more active banks in this program, provided Peoples' Self-Help Housing Corporation with a land acquisition and construction loan for the Oak Valley self-help project.

#### ii. Non-Profit

##### Private Foundations

Private foundations, such as United Way and Santa Barbara Foundation, allocate funds to public services. Another private foundation committed approximately \$128,500 to the Oak Valley self-help housing project for deferred fourth trust deeds to enable the neediest families to qualify for homeownership.

##### Federal Home Loan Bank Program

The Federal Home Loan Bank Program is a private program which is funded through federally mandated contributions from private banks. Non-profit housing developers are eligible to apply to the Federal Home Loan Bank for funding under the program, which takes the form of either grants or interest writedowns for project funding.

## SECTION II. ONE-YEAR STRATEGY

### **a. Summary of One-Year Strategy**

CHAS Table 2, which follows this section, shows the priority for assistance given to each household classification. All very low-income renter households, that is, those with incomes from 0 to 50 percent of the median family income, received a #1 priority. In addition, large related renter households in the other low-income category, those with incomes from 51 to 80 percent of the median family income, received a #1 priority because of the severe overcrowding problem experienced by this group. The primary activities planned to assist these households are new construction, rental assistance and support services.

All low-income existing homeowners also received a #1 priority. The primary activity planned to assist these households is residential rehabilitation.

Other populations receiving a #1 priority are homeless persons and non-homeless persons with special needs. They will be assisted primarily with rental assistance and support facilities and services.

### **b. Priority Analysis and Strategy Development**

1. ***PRIORITY:*** *Develop and support programs which would increase the supply of standard affordable housing for low income households through the construction of new housing units or the acquisition and rehabilitation of existing units.*

#### **i. Analysis**

Data indicate that there is a shortage of affordable housing units, especially for the lower income and minority groups. Increasing the supply of affordable housing would help reduce the number of persons with a cost burden and alleviate overcrowding.

The greatest need is for units affordable to very low-income renter households, particularly those with incomes from 0 to 30 percent of the median family income (MFI). Providing affordable units for all types of renter households in this income category (elderly, small related, large related, and all other households) is a #1 priority. According to the 1990 Census, approximately 4,162 renter households, or 46.5 percent of all renter households, are very low-income (0 to 50 percent MFI). There are, however, only 2,524 renter units affordable to very low-income households, a shortage of approximately 1,638 units. The shortage of affordable units is more serious for those renter households with incomes from 0 to 30 percent MFI. There are only 858 units affordable to the 2,312 renters in this category, a shortage of 1,450 units. Approximately 62 percent of renter households have housing problems and 48 percent experience some cost burden. In contrast, approximately



88 percent of very low-income renter households have housing problems, and 80 percent experience cost burden.

There is a serious overcrowding problem among large related low-income renter households. Approximately 85 percent of large related renter households with incomes from 0 to 30 percent MFI are overcrowded, approximately 77 percent with incomes from 31 to 50 percent MFI are overcrowded, and approximately 75 percent of those with incomes from 51 to 80 percent MFI are overcrowded. Providing affordable units, which are also large units, is therefore a #1 priority for very low and low-income large related renter households. The fact that the Section 8 waiting list for rental assistance has an average wait of five years for smaller units, but a seven to ten-year wait for larger units is more evidence of the need for additional affordable large rental units.

## ii. Strategy Development

### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

#### □ Housing Incentives Program

This program is designed to provide affordable housing opportunities to low income persons by offering developers a variety of incentives to reduce overall costs. The program can be tailored to develop new sites or redevelop deteriorated properties. It is applicable to various types of projects: single family detached, condominiums, cooperatives, and non-profit rental developments. The key incentives to date have been land acquisition writedown and public improvements. The program has been funded primarily with Community Development Block Grant (CDBG) funds; however, it is anticipated that HOME funds will provide an additional funding source in the future. Partnerships with non-profit developers with the expertise to access state, federal and private funds have proved successful. These developers also provide assurances regarding long-term ownership and affordability for rental developments.

#### □ Bonus Density Program

All jurisdictions in California are required to adopt the State Bonus Density Law. It requires that a local government grant a density bonus of at least 25 percent, along with an additional incentive, to a developer of a housing development agreeing to construct at least 20 percent of the units for lower-income households, or 10 percent of the units for very low-income households, or 50 percent of the units for senior citizens. It has been the City's policy in the past to accommodate density increases without imposing affordability conditions; however, a change in this policy is being considered and may be made part of the Housing Element of the General Plan.

□ Inclusionary Zoning

This program would require a certain percentage (10 to 25 percent) of a given project to be affordable to various income groups. It could be implemented city-wide, or apply only to future annexed areas. Developers could meet the requirement by building units within their development, donating a portion of their land to the City or a non-profit housing sponsor, or paying an "in-lieu" per unit fee to a City Housing Trust Fund.

The City does not presently have an inclusionary zoning program; however, this method of providing affordable housing has been conditioned for one project, Hidden Pines Estates. Of the 207 single family dwelling units in this project, 23 units must be affordable to low income families. The affordable homes must be the same homes constructed for the rest of the project and be evenly distributed throughout the project.

□ Land Banking

Land banking by the City can and has played an important role in facilitating affordable housing. The City acquires land through direct purchase or land dedications and works with non-profits such as People's Self-Help Housing Corporation to develop successful housing projects. Oak Valley and Valentine Court are excellent examples of what City land banking can produce. General Fund monies were used to buy the Oak Valley property, and CDBG funds were used to purchase the Valentine Court property. 35 units for elderly and handicapped persons were built on a portion of the Valentine Court property, and the City continues to land bank the remaining parcel for a future project.

The City will continue to seek appropriate sites for housing and, where feasible, purchase land with CDBG or General Fund monies. Restrictions on resale or transfer will be placed upon the property in order to maintain affordability.

□ Annexation Program

Residential development is constrained as any municipality approaches build-out within its jurisdictional boundaries. The type and tenure of housing choice for low and very low income households becomes limited as residential development slows. Additionally, as build-out approaches, the economics of supply and demand come into operation. As housing supply diminishes but demand remains strong, housing costs inevitably rise. This situation further constrains housing choice for low-income households.

The City actively encourages residential development through annexation of land suitable for development. Approximately 1,397 acres have been annexed since 1975, increasing the number of housing units (built and potential) by approximately 2,730. The City's objective is to annex land into the City at least five years before the

supply of residential land runs out, which would hopefully prevent a price spiral and keep housing costs under control. The City plans to annex approximately 1000 acres in the next five years, resulting in a potential increase of approximately 3,140 single family units and 1,700 multiple family units.

□ Residential Rezonings/Conversions

Zoning classifications are reviewed periodically, and appropriate action is taken to assure maximum site availability for housing production. Over the past ten years there have been major rezonings of industrial and commercial lands to residential, which have resulted in a net gain of more than 1,000 potential housing units. Commercial Professional Office (CPO) and High Density Residential (R-3) zones allow senior citizen housing up to 30 dwelling units per acre with a use permit. The Land Use Element was updated to allow residential units above commercial establishments. These unused spaces could be transformed into attractive affordable housing for single adults, the elderly and others seeking housing close to shopping and transportation.

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| <p>2. <b><i>PRIORITY:</i></b> <i>Maintain and upgrade existing low income neighborhoods and preserve the affordable housing stock.</i></p> |
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**i. Analysis**

Preservation of existing neighborhoods promotes locational choice, aids in the elimination of blight and fosters community pride. Rehabilitating the existing substandard housing preserves the number of affordable housing units. Rehabilitation is less costly than building new affordable housing units and can be used to alleviate overcrowding through the addition of needed living area.

Assisting all low-income existing homeowners with rehabilitation of substandard units is a #1 priority, particularly in Neighborhood Conservation Program target areas, which have a higher incidence of homes in need of rehabilitation. The City does not currently have funding available for rehabilitation of rental units. However, if the City qualifies for HOME funding in the future, such a program may be undertaken in the target areas.



## ii. Strategy Development

### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

#### □ Residential Rehabilitation Loan Program

This program, initiated in late 1979, is designed to improve and upgrade the existing housing stock in the City by offering home improvement loans to very low and low income home owners. Building code standards are guaranteed in conjunction with the program. Loan proceeds may be used for repair of plumbing, heating, and electrical systems, roofing, remodeling, room additions in over-crowded situations, and handicap accessibility improvements. The maximum loan amount is \$25,000.

Two types of loans are offered. Low-interest loans are financed through Bank of America. Community Development Block Grant (CDBG) funds are used to reduce the interest rate from the current market rate to the current program rate of 4 percent. Deferred loans are available only to low-income elderly and handicapped persons and residents of designated low-income target areas. CDBG funds are used to provide the total amount of the loan proceeds, and the City maintains a lien against the property. No interest is charged, and payment of the loan is deferred until the property changes ownership. To date, a total of 127 rehabilitation loans (79 low interest and 48 no-interest deferred) have been funded.

#### □ Neighborhood Conservation Program

The purpose of this program, which was developed in 1990, is to assist the City's neediest neighborhoods through the use of existing improvement programs. Low-income neighborhoods with a high incidence of criminal activity, serious public improvement deficiencies, significant code violations and generally deteriorating conditions were selected as target areas for the program. To date, the program has focussed on two neighborhoods: Target Area #1, a twelve-block area in Census Tract 24.04, and Target Area #2, an eighteen-block area in Census Tract 23.04.

Needed street and alley lighting has been installed in both neighborhoods, and sidewalks, handicap ramps, and alley approaches have been completed in Target Area #2. Street trees will be planted where needed, and home owners will continue to be encouraged to take advantage of the Residential Rehabilitation Loan Program. Other programs aimed at arresting the decline of the area are Code Enforcement and the Anti-Graffiti Program.

Additional neighborhoods will soon be targeted, and rental rehabilitation may be undertaken under the HOME Program if matching funds are available. It is hoped that as citizens see the positive results of the program, they will take a more active role in preserving their neighborhoods and become involved in activities that prevent neighborhood blight and foster community pride.

□ Code Enforcement Program

Enforcing housing and building codes is an essential link to ensuring the safe and habitable condition of the housing stock, and thus the continued viability of neighborhoods. Alleged code violations involving immediate health or safety hazards are handled without the need for a complaint. Alleged violations involving public welfare issues are pursued only after receiving a complaint. Complaints will normally come directly from citizens, from officials on behalf of citizens, or from staff as a result of conducting inspections or processing permits. When a violation is found, immediate steps are taken to correct the problems and thus maintain the stability of the housing and neighborhood. Sometimes assistance for the homeowner may be available through the Residential Rehabilitation Loan Program. A Code Enforcement officer is currently being funded with CDBG monies to work exclusively in the target areas under the Neighborhood Conservation Program.

□ Energy/Water Conservation and Weatherization Programs

Community Action Commission of Santa Barbara County (CACSB) provides weatherization and energy conservation home improvements, such as the installation of insulation, window caulking, and water-conserving fixtures, to low and very low income households, with preference given to seniors. Emergency grants are also available for the payment of utility bills. The City of Santa Maria is currently providing Community Development Block Grant funds to CACSB to help fund an energy efficiency program in the City. This program is described in the Annual Plan section.

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| <p>3. <b><i>PRIORITY:</i></b> <i>Provide rental assistance to alleviate rental cost burden, including severe cost burden, experienced by low-income families and individuals.</i></p> |
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**i. Analysis**

Rental assistance programs provide decent, safe and sanitary housing for low and very low income families and individuals who would otherwise be homeless, living in substandard housing conditions or experiencing cost burden or severe cost burden. Long waiting lists of families and individuals meeting Federal preferences for assistance (a five to ten-year wait is common) indicate that there is a pressing need for more rental assisted units and rental assistance.

The provision of rental assistance is a #1 priority for all very low-income renter households. Approximately 88 percent of those with incomes from 0 to 30 percent MFI experience cost burden, and 68 percent experience severe cost burden. Of those with incomes from 31 to 50 percent MFI, approximately 76 percent experience cost burden, and 20 percent

experience severe cost burden. Rental assistance is also a #1 priority for homeless individuals and families, and for non-homeless persons with special needs.

## **ii. Strategy Development**

### **INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)**

#### **□ Project-Based Tenant Assistance Programs**

Public Housing -- The Housing Authority of the County of Santa Barbara owns and manages Evans Park, which consists of 150 low income public housing rental units, an adjacent park, and a community recreation building for low income families. The Housing Authority continually seeks input from the residents and encourages their involvement in management activities. More public housing units are needed, and the Housing Authority will continue to apply to the Department of Housing and Urban Development (HUD) for funds to provide these additional units.

In Federal Fiscal Year 1994, the Housing Authority will apply for a HOPE 1 planning grant. Planning grant funds will be used to study the feasibility of a homeownership program for public housing tenants and for training and technical assistance related to the development of the homeownership program. If the Housing Authority should decide to pursue an implementation grant, 25 percent matching funds would be required from the locality.

Section 202 -- Valentine Court is a project done under the Section 202 Program which provides 35 studio or one-bedroom rental units for low income elderly, physically handicapped, or developmentally disabled persons. The City entered into an agreement with Peoples' Self-Help Housing Corporation to sponsor, develop and manage the project, which was completed in June of 1990. There is a need for another phase to this project, possibly with some two-bedroom units to accommodate those elderly or disabled residents who need in-home care or handicapped residents who have children.

Section 236 -- Union Plaza, a project done under the Section 236 Program, is a seven-story structure with 122 one-bedroom apartments designed to accommodate low-income elderly persons. It also includes a community recreation building. Central Plaza, also done under the Section 236 Program, consists of 112 garden style apartments for low income families. The project includes a park with play areas.

#### **□ Tenant-Based Tenant Assistance Payments Programs**

Through the Section 8 Rental Certificate and Voucher Programs, the Housing Authority of the County of Santa Barbara provides rental subsidy payments directly to private property owners on behalf of eligible low income tenants who cannot afford market rates without a subsidy. Families with certificates must rent approved



units at fair market rents; the subsidy represents the difference between 30 percent of their monthly income and the approved rent for an adequate housing unit. The program also includes a voucher option which permits families to rent units beyond the fair market rents; the family must pay any rent difference. This program, funded through HUD, seeks to encourage low-income persons to find housing in publicly-assisted units throughout the community rather than impacting any one particular area. Currently there are 1,290 Section 8 Certificates and Vouchers in Santa Maria, out of a total of 2,423 county-wide, excluding the City of Santa Barbara. The Housing Authority continues to apply for new funds to increase Section 8 assistance, but additional allocations are small and do not begin to meet the need.

The State of California Department of Housing and Community Development (HCD) administers the federally funded Aftercare housing program which provides Section 8 assistance to mentally and physically handicapped outpatients who are otherwise unable to afford adequate housing. Potential recipients apply for these funds through the Housing Authority. There are presently 31 recipients of Aftercare assistance in Santa Maria.

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| <p>4. <b><i>PRIORITY:</i></b> <i>Promote and provide services that prevent discrimination and eliminate barriers to housing choice.</i></p> |
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### **i. Analysis**

The quality of life within the community is adversely affected when arbitrary and discriminatory actions are practiced. Any arbitrary considerations such as race, color, religion, sex, national origin, handicap, presence of children, etc., which are used to limit availability of housing are unacceptable.

### **ii. Strategy Development**

#### **INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)**

##### **□ Fair Housing Program**

The City of Santa Maria has adopted as part of its housing policy an anti-discrimination ordinance. The City also supports the local Fair Housing Council with a financial and philosophical commitment. In addition the housing programs sponsored by the City have been designed to promote housing opportunities for all persons within the community.

The City has six permanent displays housing printed informational materials concerning fair housing legislation and describing the procedure for lodging housing discrimination complaints. The information is provided in both English and Spanish.

Each year for the past several years, the City Council has adopted a proclamation declaring April as Fair Housing Month. During April of 1991, an educational activity book developed by the City was distributed to 6,540 students (grades one through six) in the Santa Maria-Bonita School District.

The Legal Aid Foundation of Santa Barbara County is under contract with the City to assist in conducting fair housing activities. These include testing of fair housing practices in rental housing, development of educational materials, educational presentations before community groups, operation of a special telephone call line, and direct legal representation of eligible clients in cases involving housing discrimination in the Santa Maria community. Santa Maria now has its own office staffed by an attorney specializing in housing law.

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| <p>5. <b><i>PRIORITY:</i></b> <i>Address the needs of homeless individuals and homeless families with children, and support programs that prevent low-income individuals and families with children from becoming homeless.</i></p> |
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### **i. Analysis**

Assistance to the homeless is a #1 priority in Santa Maria. On January 28, 1993, 170 unduplicated homeless individuals were counted in Santa Maria. Of those counted, 104 were housed in the National Guard Armory, a temporary shelter open only during the months of December through March. It is assumed that these individuals are unsheltered for the remainder of the year. These figures do not reflect the total homeless population. According to data provided by Santa Barbara County Health Care Services, approximately 80 new homeless individuals are assisted each month under the Homeless Health Care Project. Approximately 50 percent are housed in shelters, and approximately 4 percent are in transitional housing. The remainder are doubled up with friends or relatives, or living in hotels, in detoxification facilities, or on the street. Unfortunately, year-round shelters in Santa Maria have a capacity of only 72.

According to the 1990 Census, 1,962 households with income below 30 percent of the median family income experience severe cost burden. These households may be at risk of losing permanent housing and becoming homeless. They are generally unemployed or underemployed and lack the education, financial resources, advocacy and support, or job skills to overcome the cycle of poverty.

## ii. Strategy Development

### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

#### □ Programs and Services to Address Emergency Shelter and Transitional Housing Needs of Homeless Individuals and Homeless Families with Children

The City's Non-Profit Facilities Program, funded with CDBG monies, is available to non-profit agencies, such as shelter providers, for physical development activities including rehabilitation, acquisition, construction, or the installation of public facilities or improvements. Many projects addressing the emergency shelter housing needs of homeless individuals and families have been implemented under this program since its inception in 1988.

During the past year, Klein Bottle Youth Programs completed the rehabilitation work necessary to expand Santa Maria's emergency youth shelter from a capacity of six to eight clients. Also, Good Samaritan Shelter, Inc., was granted funds to establish the Recovery Point Acute Care and Detoxification Facility for low income and homeless chemically dependent adults. The facility provides six beds for inpatient treatment of acutely ill drug and alcohol abusers.

CDBG funding under the Non-Profit Facilities Program has been allocated to Shelter Services for Women, Inc., to expand the existing emergency shelter for battered women and children. Two bedrooms will be added to the shelter which will accommodate two more families. This project will be completed in 1994.

CDBG and/or General Funds are allocated annually to the Transitional Center for Women and Children, which is operated by Good Samaritan Shelter, Inc., and located on property owned by the City of Santa Maria. Women and their children, including those with drug and alcohol problems, are housed there for up to 90 days. This is the only transitional housing in Santa Maria. Due to the dramatic increase in the populations of homeless single males and working families, there is a need for more transitional housing facilities in Santa Maria. Good Samaritan Shelter, Inc., has indicated the need for a transitional facility that would house eight families.

Also, the emergency shelter for battered women and their children in Santa Maria, which is operated by Shelter Services for Women, Inc., only provides housing for a 30-day period. Since most of the women and their children who leave the shelter are very low income and have extremely limited resources, it is very difficult for them to find affordable permanent housing. In the last year, 35 women and their children left the Santa Maria shelter without permanent housing. These women and their children ended up on the streets, back in their violent homes or bounced around to other temporary homeless shelters. Shelter Services for Women, Inc., has expressed the need for a Second Stage transitional program in Santa Maria to provide low cost apartments for up to 18 months to battered women and their children exiting the emergency shelter. The program would include a variety of



supportive services, such as counseling, child care, case management, support groups, and independent living classes, to assist families in their transition to independent living. Shelter Services for Women has indicated that in order for such a project to be economically viable, a 6 to 12 unit apartment building would be required.

Significant funding would be necessary to acquire property for the establishment of a transitional housing project. However, CDBG funding, available to non-profit agencies through the City's Non-Profit Facilities Program, combined with HOME or other HUD funding could provide the necessary resources for the development of such a project. The City will investigate funding sources and coordinate with Good Samaritan Shelter, Inc., and Shelter Services for Women, Inc., to implement a plan of action for the development of transitional housing.

The City coordinates with the County of Santa Barbara, the lead agency, in applying for Federal Emergency Shelter Grant (FESG) funds through the California State Department of Housing and Community Development (HCD). Funds were allocated to North County Shelters in 1993 for the current fiscal year in the following amounts: Good Samaritan Shelter received \$14,500; Klein Bottle Youth Programs received \$11,250; Shelter Services for Women received \$7,250.

□ Programs and Services to Prevent Low-Income Individuals and Families with Children (Especially Those with Incomes Below 30 Percent of the Median) from Becoming Homeless

In 1989, the City Council adopted a policy to allocate 15 percent of the City's Annual CDBG Entitlement to public services, which is the maximum percentage allowed under the CDBG regulations. These funds, along with City General Fund monies, are allocated annually to public service agencies for operating costs to provide human service programs. Those program services aimed at preventing homelessness that will be provided are case management, counseling, job training and placement, dental and medical care, transportation, child care, food, clothing, financial aid for rent and utilities, drug/alcohol detoxification and recovery treatment, permanent affordable housing, and legal representation, including eviction defense. Among the funded agencies providing these services are Good Samaritan Shelter, Inc., Catholic Charities, Salvation Army, Community Action Commission of Santa Barbara County, Shelter Services for Women, Inc., and Legal Aid Foundation of Santa Barbara County.

Legal Aid Foundation of Santa Barbara County also received Federal Emergency Shelter Grant (FESG) funding for the current fiscal year; \$10,000 was granted to the Rental Assistance Program, and \$15,000 was allocated for legal services.

- Programs and Services to Help Homeless Persons (Including Persons with Special Needs Who Require Services to Achieve and Maintain Independent Living) Make the Transition to Permanent Housing and Independent Living

CDBG and/or General Funds are allocated annually to public service agencies providing support services to the homeless. Such services as emergency shelter, case management, counseling, dental and medical care, transportation, food, clothing, and financial aid for rent and utilities will be provided by Good Samaritan Shelter, Catholic Charities, and The Salvation Army. Klein Bottle Youth Programs will provide crisis counseling and conflict resolution to homeless and at risk youth, ages 10 to 17, parent education and training, and drug/alcohol recovery treatment. Recovery Point will provide acute medical inpatient care, drug and alcohol detoxification outpatient treatment, including acupuncture, perinatal day treatment for pregnant and postpartum women with drug and alcohol problems, and counseling services to homeless and very poor chemically dependent adults. Shelter Services for Women will provide emergency shelter, crisis intervention, counseling, advocacy and support for financial, legal, housing, medical and child care assistance for battered women and their children. The Community Action Commission of Santa Barbara County will provide child day care services to very low income children of parents who are either working or enrolled in school or training programs with priority given to homeless or at risk families. The Transitional Center For Women & Children, managed by Good Samaritan Shelter, Inc., will provide transitional housing to women and children who have exceeded the 30-day stay at the emergency homeless shelter and cannot afford market rate housing. The Legal Aid Foundation of Santa Barbara County will provide legal representation particularly in obtaining restraining orders for battered women and assisting in tenant/landlord disputes, eviction actions, discrimination complaints, public benefits, family law, consumer/debtor-creditor law, and mediation.

- |   |
|---|
| 6. <b><i>PRIORITY:</i></b> <i>Address the housing and service needs of the elderly and frail elderly.</i> |
|---|

### **i. Analysis**

According to the 1990 Census, there are approximately 8,798 elderly individuals in Santa Maria, 796 of them frail elderly. The census also indicates that of the 4,568 elderly households, 497 have incomes below 30 percent of the median family income. The frail and very low-income elderly are more susceptible to risk in the areas of health, money and crime, and may require the support of programs and services that meet elemental aspects of life. A community-based long-term care system, including in-home services and community services, is needed to assist the frail elderly. Needs of the frail elderly must be assessed depending upon whether the individual will continue to live independently at home, be cared for by family or friends, or be placed outside of the home in an appropriate

residential or skilled nursing facility. This population is classified among those with special needs, and has been given a #1 priority for assistance.

## ii. Strategy Development

### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

- The Central Coast Commission for Senior Citizens-Area Agency on Aging (AAA) is the non-profit organization responsible for allocating Federal and State dollars to local agencies to insure that social and nutrition services to older adults in Santa Barbara County are available. Services funded in part by these funds include Senior Information & Referral, Respite Care, Congregate Lunch Programs, Senior Day Care Services, Emergency Alert Response Systems, Transportation Services, In-Home Supportive Services, Home Delivered Meals, Senior Citizens Centers, Long Term Care Ombudsman, Legal Services and Home Repair. The system of services is designed to address the continuum of care needs of senior citizens in the greatest social and economic need while maintaining for them maximum independence and dignity.

The AAA's responsibilities include the following: developing a Planning and Service Area Plan to achieve a comprehensive and coordinated service system which is updated annually; administering Older Americans Act funds through agreements with local service providers; working with community agencies to develop new programs, coordinate existing services and optimize existing resources; advocating for policies and programs that will benefit older persons; disseminating information/education to the general community to promote awareness of needs of older persons and to generate support for needed services; and serving as a focal point for the collection of information on needs/resources.

According to its Area Plan (1989-93), the AAA plans to continue its emphasis on the development of community-based long term care services. This emphasis will include:

- integration of Older Americans Act Title III programs in the development of a long term care system;
- utilization of available Title III monies to support long term care system development;
- utilization of program development, advocacy and coordination activities to strengthen long term care system development;
- improving access to services for the most vulnerable older persons.



The long term care system would ideally provide services that range from promoting wellness to alternatives for institutional living. The AAA will place emphasis on the following areas in the development and strengthening of the community-based long term care system: targeting, integration of services, private sector involvement, and cost efficiencies/effectiveness.

The Older Americans Act specifies that the target population is senior citizens in greatest social and economic need, with special emphasis on low income and minority senior citizens. Integration of services involves working with other service providers in the community to determine how to best utilize existing resources. In this regard, the AAA will focus the utilization of direct service monies in those areas where it is probable to leverage additional community resources. Private sector involvement recognizes that the demand for services will always exceed available government resources. Therefore, the private sector represents a resource that Title III monies should leverage into service for older persons.

- The Area Agency on Aging sponsors the Retired Senior Volunteer Program (RSVP), which is partially funded by the City with CDBG funds. The program recruits and places retired persons as volunteers at community service agencies. This provides retired persons an opportunity to participate more fully in the life of their community and promotes the use of older persons as community resources for community improvement.
- The County of Santa Barbara Department of Social Services provides Adult Protective Services for dependent adults and the elderly who are physically abused, neglected or exploited. It also provides In-Home Supportive Services to aged, blind and disabled persons with low and marginal incomes to allow them to remain safely in their own homes.
- County of Santa Barbara Health Care Services promotes and protects the health, well-being, safety and dignity of the county resident senior population through health promotion, health education, health screening, in-home assessment, telephone consultations, information and referral of community services and agencies, provision of limited services, outreach, advocacy, community education, and case management. It does so through the following programs: Geriatric Assessment Program, Multipurpose Senior Services Program, Senior Health Promotion Project, Primary Care Services, and Public Health Services (including annual low-cost flu immunization clinics).
- County of Santa Barbara Mental Health Services provides a full range of inpatient, outpatient, day treatment, emergency and case management services to mentally ill older adult clients who meet the target population requirement.
- Tri Counties Regional Center provides services to developmentally disabled seniors.
- The City of Santa Maria Recreation and Parks Department offers a Senior Day Care program for the frail elderly which provides respite care and recreation therapy

activities which are ideal for post-stroke and Alzheimer's persons. Partial funding is provided through the Area Agency on Aging.

7. ***PRIORITY:*** *Address the housing and service needs of persons with mental, physical, and developmental disabilities.*

### **i. Analysis**

CHAS Table 1E indicates that there are approximately 1,001 persons with severe mental illness, 642 developmentally disabled persons, and 1,496 physically disabled persons in Santa Maria. These persons are classified as persons with special needs and have been given a #1 priority for assistance. Disabled persons lack an adequate supply of housing suitable for their needs. Very few existing housing units are designed to accommodate the physically disabled. Although housing for 18 developmentally disabled adults is available in Santa Maria, there is no group home for developmentally disabled children. Intermediate care facilities and respite care services are also lacking. Persons with mental/emotional disabilities need case management, day treatment, and group or individual outpatient treatment. Those who need inpatient treatment are referred to the Santa Barbara inpatient clinic. There is no in-county facility to house patients returning from mental health institutions and state hospitals.

### **ii. Strategy Development**

#### **INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)**

##### **□ Programs for Persons with Mental Disabilities**

Santa Barbara County Mental Health Services operates an outpatient clinic in Santa Maria. County-wide, they offer a full range of inpatient, outpatient, day treatment, emergency and case management services to mentally ill clients. They are now sponsoring an in-county facility to house patients returning from mental health institutions and state hospitals who need greater support services than can be offered at board and care facilities. The proposed mental health village, which would be located in Santa Maria, is now in the predevelopment and planning stages.

##### **□ Programs for Persons with Physical Disabilities**

Independent Living Resource Center serves persons with physical and sensory disabilities. This agency is among those supported by the City with CDBG funds. Services provided by the agency include peer and benefits counseling, advocacy, independent living skills training, housing and attendant referral, communication assistance, and community services.

The City of Santa Maria Recreation and Parks Department offers a progressive exercise program with individualized exercises, a sign language class, and adaptive bowling ideal for wheelchair athletes. Disabled youth may participate in "Super Day Camp" or "Super Saturdays," with recreational and social opportunities including community outings, games, exercise, crafts, music and learning.

□ Programs for Persons with Developmental Disabilities

Tri-Counties Regional Center is a non-profit organization that provides diagnostic evaluation, counseling and availability for life-long planning services for the developmentally disabled and their families. It is the one agency in the community through which these individuals and their families can receive and be referred for essential medical, psychological and counseling services necessary for determining, treating and managing the needs of the developmentally disabled. The Board of Directors secures funds by contract through the State of California Department of Health.

Any resident of Santa Barbara, San Luis Obispo or Ventura Counties who is suspected of being developmentally disabled may, upon referral, receive diagnostic services. Only individuals who are diagnosed as developmentally disabled (a person whose disability is attributable to mental retardation, cerebral palsy, epilepsy, autism or other conditions similar to mental retardation) are eligible to receive program services. The treatment plan may include such services as vocational planning, speech therapy, day care, behavior modification programs, sensori-motor training, summer camp, periodic respite for the family, state hospitalization, medical care, dental care, and specialized medical treatments.

Santa Maria Independent Living Environment (SMILE), which is supported by the City with CDBG funds, is the only non-profit agency in Santa Maria providing residential care facilities for developmentally disabled adults. Services provided are 24-hour care and supervision, room and board, and training in self-care and independent living skills.

SMILE owns and operates three group homes in Santa Maria, each housing six developmentally-disabled adults. Two of these homes were purchased and rehabilitated in 1992 with the assistance of CDBG funds under the City's Non-Profit Facilities Program and HUD's Section 202 Program. SMILE is hoping to open two additional group homes within the next five years, one to address the needs of developmentally disabled children, and the other to serve as an intermediate care facility for severely physically impaired clients. This facility would provide nursing care, physical therapy, occupational therapy, and other medical care. SMILE is also considering addressing the need for respite care for the caregivers of developmentally disabled persons who live at home. This service is now lacking in the Santa Maria area.

Santa Maria Association for the Retarded/Vocational Training Center is a non-profit organization which assists adults with developmental disabilities, physical, mental,



vocational and/or social handicaps to achieve optimal independence and vocational preparation through provisions of vocational employment and social services. In addition to work related programs, they provide independent living skills training and pre-vocational skills training to more severely disabled adults. Ninety percent of the clients served have mental retardation as their primary disability.

The City of Santa Maria Recreation and Parks Department sponsors the Special Olympics and offers training classes in swimming, skiing, track and field, basketball, and gymnastics. A social club designed for high functioning developmentally disabled adults offers small group activities such as movies, plays and sports and large group dances and activities. "Adventures Incorporated" features monthly trips, some overnight, to various California points of interest, also for high functioning adults.

<p>8. <b><u>PRIORITY:</u></b> <i>Address the housing and service needs of persons with AIDS.</i></p>
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### **i. Analysis**

According to Santa Barbara County Health Care Services, 32 persons have been diagnosed with AIDS in Santa Maria and are currently under treatment. This is a growing population and is classified among those with special needs. Assistance to this group has been given a #1 priority.

### **ii. Strategy Development**

#### **INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)**

- Central Coast Congregate Care and AIDS CAP (AIDS Counseling and Assistance Program) provide support services including benefits counseling assistance, home health care, practical and emotional support from volunteers, transportation, attendant care coordination, educational program, meal program and housing assistance for persons diagnosed with AIDS.
- Permanent housing for seven persons diagnosed with AIDS is available at the Heath House in Santa Barbara. There is no such housing available in North County. In the last two years, seven persons diagnosed with AIDS from Santa Maria were housed at Heath House. This created a hardship for the families who had to travel back and forth to visit their loved ones. A new facility that will house eleven individuals and four families will be opened in April, 1994, in Goleta. Heath House is planning to open a third permanent housing facility in North County within the next three years. According to AIDS CAP, housing and food continue to be the greatest needs.

- The County of Santa Barbara Public Health Services AIDS Program includes education, testing for AIDS, and medical care at the Santa Maria or Santa Barbara clinic.

9. ***PRIORITY:*** *Address the housing and service needs of low-income families who could benefit from participation in an organized program to achieve economic independence and self-sufficiency.*

### i. Analysis

The turnover rate for Section 8 Certificates and Vouchers is from five to ten years. A program that provides services to help families who receive Section 8 assistance to achieve self-sufficiency will free up certificates and vouchers for households on the waiting list. This population is classified among those with special needs and has been given a #1 priority.

### ii. Strategy Development

#### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

- Family Self-Sufficiency Section 8 Assistance

The Family Self-Sufficiency Program (FSS), administered by the Housing Authority of the County of Santa Barbara, is designed to assist eligible families with rental payments while furthering educational training and employment skills which will result in permanent employment. The objective is to help families achieve economic and social independence through the coordination and delivery of existing community services. Participation is voluntary, and participants are selected from present voucher or certificate holders. Program participants are required to sign a five-year contract of participation with the Housing Authority.

In September, 1992, HUD approved a contract allocation of \$383,772 to the Housing Authority for 36 new Family Self-Sufficiency Section 8 vouchers for Santa Barbara County. Approximately 52 percent of the allocation was used in Santa Maria. The Operation Bootstrap Program, which had an allocation of 7 vouchers, has been merged with Family Self-Sufficiency and is no longer a separate program.

When FSS was first introduced, eligible applicants on the Section 8 waiting list could also participate, and it was thought that 150 families and units would be funded under the program. However, since FSS no longer receives an allocation from HUD, additional vouchers are not available, and participants must be chosen from present voucher or certificate holders. The Housing Authority is adding 25 families

to the program this fiscal year with existing funds, for a total of 61 FSS and 7 Operation Bootstrap families. The program has become, in effect, a social service program that the Housing Authority offers to its tenants.



# CHAS Table 2

## Priorities for Assistance 5-Year Plan

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)  
Instructions for Local Jurisdictions

Name of Jurisdiction:

City of Santa Maria

Five Year Period: (enter fiscal yrs.)  
FY: through FY:

1994

1998

A. Household Income	Renters				Owners			Homeless Persons		Non-Homeless
	Elderly 1 & 2 Member Households (A)	Small, Related Households (2 to 4) (B)	Large Related Households (5 or more) (C)	All Other Households (D)	Existing Homeowners (E)	1st-Time Homebuyers		Indvds. (H)	Families (I)	Persons with Special Needs (J)
						with Children (F)	All Others (G)			
1. Very Low 0 to 30 % MFI*	1	1	1	1	1	3	3			
2. Very Low 31 to 50% MFI*	1	1	1	1	1	2	3			
3. Other Low 51 to 80% MFI*	2	2	1	2	1	2	3	1	1	1
<b>B. Activity</b>										
1. Acquisition	S	S	S	S		S	S	S	S	S
2. Rehabilitation	S	S	S	S	P	S	S	S	S	S
3. New Construction	P	P	P	P		S	S	S	S	S
4. Rental Assistance	P	P	P	P				P	P	P
5. Homebuyers Assistance						P	P			
6. Support Facilities & Services	P	P	P	P	S	S	S	P	P	P

\* Or, based upon HUD adjusted income limits, if applicable.

#1 = Highest Priority

P = Primary Activity

S = Secondary Activity

## **c. Relevant Public Policies, Court Orders, and HUD Sanctions**

### **i. Relevant Public Policies**

There are many barriers to affordable housing that may increase the costs, act as disincentives to development, or create actual barriers to production or maintenance of housing for low income residents. The following is a discussion of public policies that could be barriers to affordable housing and possible strategies for removing or ameliorating the negative effects of these policies.

#### IMPACT FEES

Impact fees include park acquisition, park development, school impact, and the AB1600 development mitigation fees, which include water, wastewater, traffic, police, fire, recreation and parks, city hall, and city buildings. A discussion of these fees and strategies to address their negative effects is found in Section III. Annual Plan.

#### ZONING

Dwellings with accessory apartments are not allowed in R-1 zoning in the City, and it is not likely that this policy will be changed. Manufactured housing is, however, allowed in all residential zones. It must be placed on a permanent foundation and be compatible with surrounding units, but the cost of construction is still substantially less than that of a standard unit.

Significantly reduced single family lot sizes have been allowed throughout the City. RSL-1 zoning allows lots of 4,500 square feet (normal R-1, R-2 and R-3 zoning call for lots of at least 6,000 square feet). Through a subdivision map, the City Council can approve lot sizes smaller than noted in each zone as long as certain recreational amenities are provided on site. Lot sizes as low as 3,000 square feet have been approved.

It has been the City's policy to encourage a moderate amount of architectural interest and detail on all new structures in the City. However, design and development criteria which may add to the cost but which are not essential to providing basic quality housing are considered on a case-by-case basis. It is recognized that certain standards can be relaxed, depending upon the needs of the consumer for which the development is geared. The City's parking standards are commonly accepted, and where covered parking is required, the City does not require garages but accepts carports for this requirement.

For a more detailed discussion of strategies to address negative effects, refer to Section III. Annual Plan.

## SUBDIVISION CONTROLS

A small public street standard currently exists which allows narrower streets in residential projects. This is encouraged so that homeowner's associations are not needed to maintain private streets. However, standard curbs, which are more expensive than roll curbs, are still required.

Normally block walls are required for perimeter subdivision fencing to reduce off-site noise impacts on the residences. When the subdivision is bordered by residential property, however, a combination of masonry and wood wall is permitted, reducing development costs significantly.

For a more detailed discussion of strategies to address negative effects, refer to Section III. Annual Plan.

## PERMIT PROCESSING

Building permits for the actual construction of new housing units cannot be obtained until the land development process is completed. The average processing time from submittal of a complete application to Planning Commission action on a project ranges from three weeks to six months, depending on the size of the project. This includes the issuance of administrative use permits, conditional use permits and planned development permits. If a general plan amendment and/or rezoning is needed, the time frame would be lengthened accordingly.

A typical tentative subdivision map can be processed within six months of the original submittal. However, much of the time element is dictated by the engineer or the developer, and so the process can take up to a year or more.

When environmental review is required for a project in accordance with the California Environmental Quality Act, this is normally accomplished by the preparation of an initial environmental study and conditional negative declaration of environmental impact by city staff; however, environmental impact reports prepared by a consultant are sometimes necessary, as determined by the Environmental Officer.

The review and comment of other relevant departments is solicited promptly after receiving any type of application, thereby shortening the over-all processing time for projects.

A building permit application may be filed prior to completion of the planning review, which also shortens processing time. The City employs plans examiners, and the time needed for plan check is determined by the work load. For a single family residence, the first plan check is completed within ten working days of submittal. For larger projects, the first plan check may take two to four weeks.

The City has established a one stop "fast track" permit process, which can reduce the time and expense involved. The Community Development Department coordinates the review



and decision making on required permits as well as providing information regarding the status of all applications and permits for residential developments.

For a more detailed discussion of strategies to address negative effects, refer to Section III. Annual Plan.

## **ii. Court Orders and HUD Sanctions**

No orders or sanctions are in place.

## **d. Institutional Structure and Intergovernmental Cooperation**

### **i. Description**

#### **A. PUBLIC INSTITUTIONS**

##### **INCLUDES CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA, STATE AND FEDERAL AGENCIES**

The City of Santa Maria has always been committed to the provision of affordable housing for its citizens. This commitment is evidenced by the actions of both the City Council and the Planning Commission in their adoption and implementation of public policies and programs that promote affordable housing. The City has directly implemented programs and projects, as well as formed partnerships with for-profit developers and non-profit housing agencies, to achieve its affordable housing goals. Such policies, programs, and projects are discussed in more detail in this section under the Strategy Development portion.

The City Council and Planning Commission were so concerned about affordable housing they directed staff to prepare an extensive report on the issue and conducted a joint study session/public hearing prior to preparation of the first Five-Year CHAS. As the result of concerns from the development community, a Developer Sponsored Affordable Housing Committee was formed to study the issue. The committee met for over a year and studied needs, market conditions, funding resources, and construction standards that could possibly affect the cost of housing. The committee provided significant input for consideration in formulating affordable housing policies for the future as outlined in the Housing Element adopted in September, 1993, and the CHAS.

Another citizen committee that serves in an advisory capacity is the Community Development Block Grant/Housing Advisory Committee. When the committee was initially formed in 1980, the City Council appointed groups and organizations rather than individuals. A broad spectrum of the community is represented including banking and finance, real estate, legal, commercial and industrial development, housing, and social services. This committee has been instrumental in the development of new housing programs, and related activities, particularly under the Community Development Block Grant Program. One of the groups represented on the committee is North County Community Project (NCCP), a grass roots citizen coalition of churches and civic organizations. NCCP has actively lobbied for affordable housing and supportive services for low income, needy, and homeless persons. This group has formed partnerships with non-profit agencies, such as Good Samaritan Shelter, Inc., and Peoples' Self-Help Housing Corporation, to plan and develop shelter facilities and affordable housing projects.

The City has worked with the County of Santa Barbara in jointly funding projects, such as the Good Samaritan Shelter and the National Guard Armory Shelter, to assist homeless

persons and persons with special needs. In the past year, the City and County jointly funded work at the Klein Bottle Youth Shelter and Recovery Point Acute Care and Detoxification Facility.

For many years the City has contracted with the County Housing Authority to provide housing services within the City. These services include property management of public housing, administration of subsidized rental housing programs, and counseling. The Housing Authority continues to assist the City in providing housing services and exploring available resources for development of new assisted housing. In the past year the City and the Housing Authority jointly applied for grant funds under the HOME Program to fund residential rehabilitation and rental assistance for low income, special needs families that have a family member who is chronically or terminally ill. Unfortunately, the application was not approved. However, the City will continue to work with the Housing Authority whenever funding sources become available.

The City will continue to investigate and use available Federal, State, and private funding sources to carry out its five-year strategy.

## **B. NON-PROFIT ORGANIZATIONS**

### INCLUDES NON-PROFIT HOUSING AGENCIES, SOCIAL SERVICE AGENCIES, AND PRIVATE FOUNDATIONS

The City has experienced considerable success in forming partnerships with non-profit housing agencies to develop permanent affordable housing projects. Non-profit agencies, such as Peoples' Self-Help Housing Corporation, possess good managerial skills and the expertise to access Federal, State, and private funds. Such agencies are needed as intermediaries to act as project sponsors, particularly when the funding source does not allow the City or a governmental entity to serve as the sponsor. Also, non-profit agencies are able to obtain rental subsidies thereby guaranteeing long-term affordability for very low income renters. Both the Oak Valley Self-Help Housing Project and the Los Adobes de Maria Farmworker Housing Project sponsored by PSHHC have used a myriad of funding sources, in addition to the City's support and financial assistance. These are excellent examples of achieving affordable housing through "piggybacking" of funding sources.

For many years the City has provided both General Fund monies and CDBG funds to non-profit agencies who provide social services to the homeless and persons with special needs. The City has contracted with the United Way Allocation Committee to review all of the requests for funding of public services and make recommendations to the City Council for final approval on an annual basis. This process ensures that there is no duplication of services or funding in the community. In addition, the City through its Recreation and Parks Department/Therapeutic Program provides direct services to the frail elderly and handicapped. For a complete identification of the specific agencies providing services at this time, please refer to Section III. Annual Plan.



## **C. PRIVATE INDUSTRY**

### **INCLUDES BANKS, LENDING INSTITUTIONS, DEVELOPERS, CONTRACTORS**

By contract agreement, Bank of America provides loan processing services for the City's Residential Rehabilitation Loan Program. The qualifying criteria for loan approval used by lending institutions excludes many low income families from obtaining needed assistance which creates a gap in program service. For this reason the City is providing more deferred loans to those low income families who are eligible.

Wells Fargo Bank assisted Peoples' Self-Help Housing Corporation with the Oak Valley Self-Help Housing Project by providing financing for land acquisition and construction.

Incentives for the development of affordable housing are provided through the City's Housing Incentives Program and public policies discussed earlier in this section. The City implemented the Pepperwood Project by agreement with a private, for-profit developer. However, in recent years there has been little interest on the part of developers to participate in the Housing Incentives Program.

There continues to be a great deal of support and involvement by small contractors in the City's housing rehabilitation, group home, and shelter facility programs.

## **ii. Overcoming Gaps**

### **A. ASSESSMENT**

The most serious gaps in program and service delivery involve the lack of funding sources, cumbersome Federal and State regulations that create delays in processing and actual construction of new affordable housing, difficulty in coordinating many layers of funding sources required, matching funds requirement under the HOME Program, and the 15 percent cap on public services under the Community Development Block Grant Program.

Problems exist in program and service delivery that result in persons becoming homeless. These include the lack of transitional housing facilities and SRO (Single Room Occupancy) developments, the unavailability of emergency funding to pay overdue rent to prevent eviction and homelessness, and deficient case management of substance abusing and mentally ill patients resulting in eviction. A reputable agency or person is needed to serve as a representative payee to ensure that housing payments are made on behalf of substance abusing and mentally ill patients.

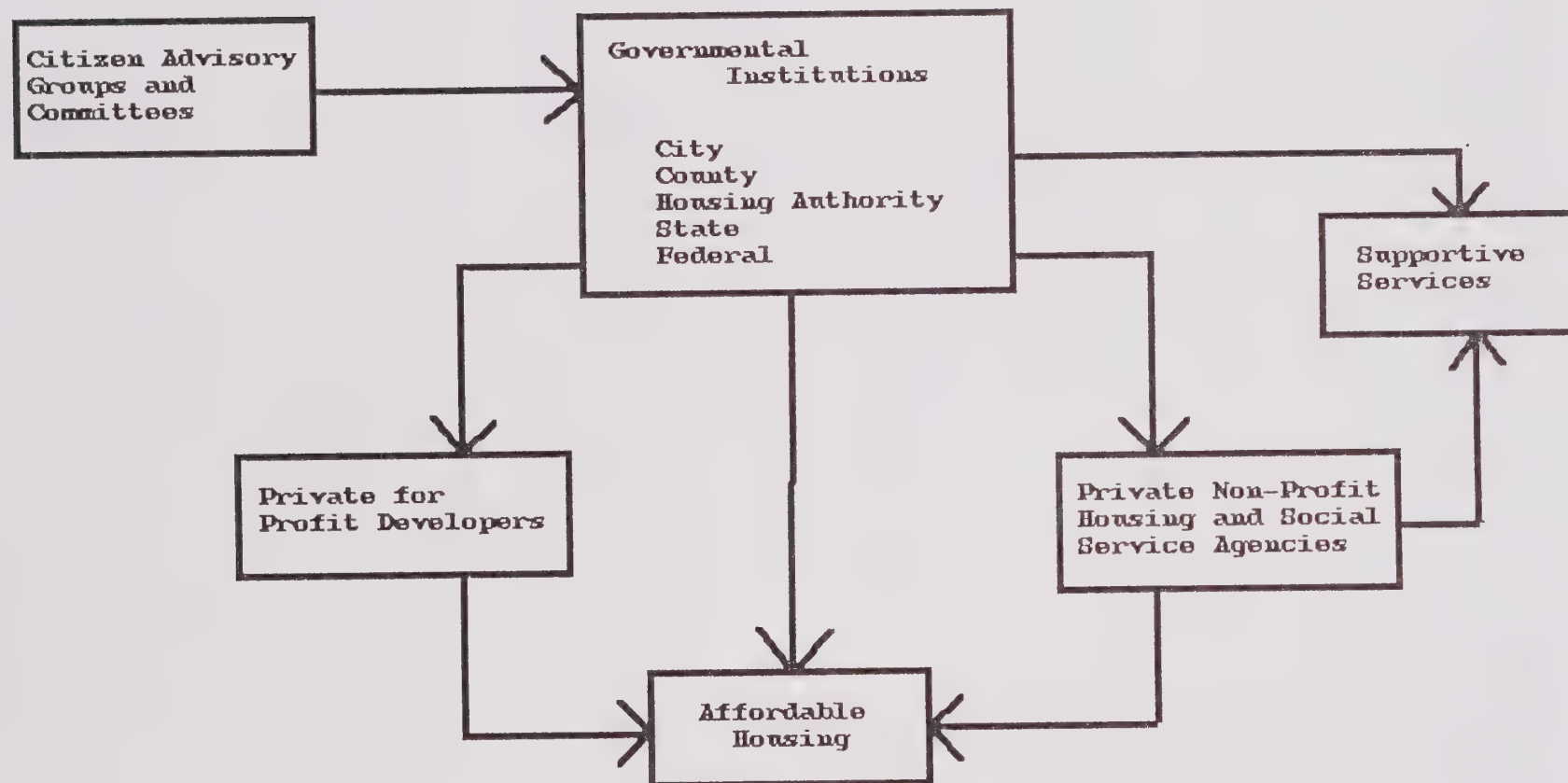
For a description of efforts to make use of available housing, social service, mental, and other health care resources please refer to Section III. Annual Plan.

## **B. STRATEGY TO OVERCOME GAPS**

For a description of the actions that will be taken to eliminate the gaps identified in program and service delivery and to strengthen, coordinate, and integrate the institutional structure and its component parts please refer to Section III. Annual Plan.

# Institutional Structure

## Affordable Housing/Supportive Services Delivery System





## **e. Public Housing Improvements**

### **i. Management/Operation**

Due to the increasing demand for low-income housing and related services from applicants, tenants, Federal, State, and local agencies, and the general public, the Housing Authority of the County of Santa Barbara added the full-time position of Director of Housing Development in late 1992.

The Housing Authority participates in the Comprehensive Grant Program and has an annual grant of approximately \$1,350,000 to be used county-wide. A portion of the grant will be used to improve management and operation by upgrading computer software, upgrading the existing phone system and providing professional development training and resident training.

For a description of specific actions and steps to be taken over the coming five years, you may wish to refer to the Annual Statement and the Five-Year Action Plan of the Comprehensive Plan for the Housing Authority of the County of Santa Barbara, which has been included in the CHAS Appendix.

### **ii. Living Environment**

Approximately \$400,000 of the Comprehensive Grant will be used to improve the living environment for Evans Park residents during the current fiscal year. Lead-based paint abatement costs, which have not yet been determined, are expected to cause a major delay in scheduled rehabilitation work, allowing only emergency items to be addressed.

The Housing Authority is in the second year of a two-year Public and Indian Housing Drug Elimination grant from HUD in the amount of \$249,500. The Housing Authority's "Stop Drug Activity" program coordinates with the City of Santa Maria Police Department to provide preventive education, security and enforcement, and intervention to the residents of Santa Maria's 150-unit public housing development, Evans Park, in Census Tract 23.02 in the northwest section of Santa Maria. In addition to discouraging drug use by expanding recreation and athletic activities, this program provides for security measures including a foot patrol officer, a Neighborhood Crime Watch resident group and a Peer Intervention Program. Speed bumps and a future redesign of street access points will serve to impede drive-by criminal activity. There is also a coordination of referrals to existing drug treatment programs, and living skills classes help identify and deal with current and potential problems.

A description of specific actions and steps to be taken over the coming five years is contained in the Annual Statement and the Five-Year Action Plan of the Comprehensive Plan for the Housing Authority of the County of Santa Barbara, which has been included in the CHAS Appendix.

## **f. Public Housing Resident Initiatives**

### **i. Management**

The Housing Authority continually seeks input from the residents and encourages the creation of resident organizations and resident involvement in management activities. Currently, three of the seven Housing Authority Board Commissioners are residents of public housing.

A description of specific actions and steps to be taken over the coming five years is contained in the Annual Statement and the Five-Year Action Plan of the Comprehensive Plan for the Housing Authority of the County of Santa Barbara, which has been included in the CHAS Appendix.

### **ii. Homeownership**

In Federal Fiscal Year 1994, the Housing Authority intends to apply for a HOPE 1 Planning Grant to be used to study the feasibility of a homeownership program for public housing tenants and for training and technical assistance related to the development of the homeownership program. If the Housing Authority should decide to pursue an implementation grant, 25 percent matching funds would be required from the locality.

## **g. Lead-Based Paint Hazard Reduction**

In order to significantly reduce lead-based paint hazards and prevent childhood poisoning, several strategies might be pursued in the future. However, due to budget constraints, it is unlikely that any of these strategies will be pursued during this fiscal year.

An inter-agency task force from both the public and private sectors could be formed to coordinate and provide direction for prevention efforts.

Activities to identify and reduce lead hazards could be integrated into all government-assisted housing rehabilitation activities. Currently HUD requires that programs using CDBG funds notify tenants and homeowners in writing about the danger of lead. In addition, if a child under seven years of age residing in the home has an elevated blood lead level, the unit must be treated. The City's Residential Rehabilitation Loan Program could include the inspection for lead-based paint hazards as an eligible activity.

A core of environmental lead specialists could be developed who could ensure that the technical aspects of assessment and lead hazard reduction were managed appropriately. Trained lead abatement inspectors, contractors, supervisors and workers would be needed.

Public health programs with the capability for screening, following-up of children identified as lead poisoned, public education and prevention could be developed and supported.

Public and private funding to finance lead hazard abatement and reduction activities could be pursued.



## **h. Monitoring Standards and Procedures**

The Community Development Department staff will prepare a quarterly progress report to determine if the City's projects are on schedule and being implemented in accordance with the CHAS. Reports of program progress will be made biannually to the CDBG/Housing Advisory Committee. After evaluation, the Committee will make recommendations to improve program performance or reprogram those activities that have been delayed and should be canceled.

The Community Development Department will continue to monitor program activity and expenditures on a monthly basis to ensure that statutory and regulatory requirements are being met and that information being submitted to a HUD cash and management information system is correct and complete. This review will be done prior to submittal of the monthly Request Voucher for Grant Payment by the Finance Department.

### III. ANNUAL PLAN

#### a. Strategy Implementation

1. ***PRIORITY:*** *Develop and support programs which would increase the supply of standard affordable housing for low income households through the construction of new housing units or the acquisition and rehabilitation of existing units.*

#### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

##### ■ Housing Incentives Program

The Los Adobes de Maria farmworker housing project consists of the development and management of 65 new and permanently affordable farmworker family rental housing units located at the southwest corner of Western Avenue and Boone Street in Census Tract 24.03. The project will have 13 two-bedroom, 34 three-bedroom, 16 four-bedroom, and 2 five-bedroom apartments. The project sponsor and manager is Peoples' Self-Help Housing Corporation (PSHHC), a local non-profit housing organization. PSHHC will provide an on-site manager and support staff and will also provide tenant services including licensed child care, health screenings, literacy classes and recreational activities.

The project targets families permanently residing in the area who cannot afford homeownership. Each family must earn at least 51 percent of its annual income from the agricultural industry, and the total family income cannot exceed 80 percent of the County median family income. The project will provide the first assisted rental housing for farmworkers in Santa Maria, thus helping to alleviate a critical housing need in the City. Permanently affordable rental housing units, particularly larger units, are urgently needed; many farmworkers and their families are forced to live in overcrowded, substandard housing. Very low-income renters meeting Federal preferences for housing assistance will be among those assisted by this project, resulting in the reduction of unmet "worst case" needs.

Farmers Home Administration (FmHA) will provide the majority of financing for construction through a Section 514/516 Farm Labor Housing Loan, a total of approximately \$6,690,000. In addition, upon completion of the project, FmHA will commit Rental Assistance subsidies for each unit for 30 years to assure that no family will pay more than 30 percent of its income for rent.

The project site was purchased in August, 1991, at which time FmHA obligated \$2,432,000. In September, 1991, the project received a Predevelopment Loan for \$400,000 from the State of California Department of Housing and Community Development (HCD), which will be repaid by FmHA. At the same time, the project received a grant for \$320,000 under the HCD Farmworker Housing Grant Program

and a \$30,000 grant from the County of Santa Barbara In-Lieu Mitigation Fund. The City of Santa Maria committed Community Development Block Grant (CDBG) funds in the amount of \$293,099 in Fiscal Year 1992 and \$200,000 in Fiscal Year 1993. It is expected that the FmHA loan will be approved in December, 1993, and that the remaining \$4,258,000 will be obligated at that time. The loan should close within 45 days. Permits will then be issued, and construction should begin in January or February, 1994. Construction is expected to take approximately one year, and the units should be occupied in January or February, 1995.

#### ■ Inclusionary Zoning

Hidden Pines Estates, a project of 207 single family dwellings in Census Tract 23.02 in the northwest portion of the City, was conditioned for 23 affordable units in March, 1991. It was not required that affordable units be provided among the first 30 units. It was required, however, that they be distributed equally among the remaining units. The first phase of 40 units, which contains one affordable unit, was completed during the previous fiscal year (Fiscal Year 1993).

Construction on the second phase began in Fiscal Year 1993. This phase consists of 53 units. Six of these units, or 12 percent, must be affordable. It is anticipated that construction of the second phase will be completed during the current fiscal year.

#### ■ Annexation Program

The Sphere of Influence and Concurrent Boundary Annexation projects were approved by the City Council on September 15, 1992. The project included rezoning of these areas and application to the Local Agency Formation Commission (LAFCO) for their annexation. The areas rezoned residential that are scheduled for annexation total approximately 760 acres with the potential for 5,300 units.

LAFCO made these areas part of the City's Sphere of Influence during the previous fiscal year, and it is anticipated that LAFCO will approve the actual annexation of these areas to the City during the current fiscal year.

#### ■ Residential Rezoning/Conversions

During the previous fiscal year, residential zone changes were approved for two projects.

For the Westridge project, 11.1 acres were rezoned from industrial to residential, resulting in a maximum allowable density of 89 small lot single family homes. This project is located in the southwest portion of the City in Census Tract 24.02.

For the East Chapel Street Senior Housing project, a vacant 1.15 acre site was rezoned from medium density residential to high density residential with a senior housing overlay, thus permitting a maximum of 35 senior units. An application for



a Planned Development Permit proposing 35 senior units has been submitted this fiscal year. This project is located in the central portion of the City in Census Tract 22.06.

A zone change/specific plan is currently pending for the Rivergate project. Approximately 190 acres in Census Tract 22.07 in the northeast portion of the City are expected to be rezoned from "specific plan" to a variety of land uses that will allow up to 685 dwelling units. Action on this project is expected during this fiscal year.

During the current fiscal year, a conditional use permit was approved by the Planning Commission that allows an existing 136-unit hotel, the Vandenberg Inn, to be converted into 136 senior citizen housing units. The studio units will have full kitchens and will be occupied by very low-income elderly households. Senior citizen day care and other services will be provided. Approximately 40 percent of the funding for the project will come from owner equity; a bank construction loan will provide approximately \$1,200,000, or 30 percent of the funding; and it is expected that Low Income Housing Tax Credits will provide the remaining 30 percent of the funding. The units should be ready for occupancy during this fiscal year.

2. ***PRIORITY:*** *Maintain and upgrade existing low income neighborhoods and preserve the affordable housing stock.*

## INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

### ■ Residential Rehabilitation Loan Program

It is anticipated that approximately 12 homes, including mobilehomes, will be rehabilitated under this program during the current fiscal year. This will require approximately \$220,000 in CDBG funds for no-interest deferred loans and interest subsidies and \$45,000 in private funds from Bank of America for low-interest amortized loans.

The Community Action Commission of Santa Barbara County (CACSB) is under contract with the City for an energy efficiency project, which is described below. As part of its contractual obligation, CACSB will perform on-site marketing of the City's Residential Rehabilitation Loan Program, focussing on designated low-income target areas. A map of these target areas is included at the end of this section.

### ■ Energy/Water Conservation and Weatherization Programs

The Community Action Commission of Santa Barbara County (CACSB) provides weatherization and energy conservation home improvements, such as the installation

of insulation, window caulking, and water-conserving fixtures, to low and very low income renter and owner households, with preference given to seniors. Emergency grants are also available for the payment of utility bills.

CACSB was granted \$60,200 in Community Development Block Grant funds for the 1993-1994 fiscal year. The grant is being used to fund an energy efficiency project involving minor building repairs, installation of energy conservation and weatherization products and devices, identification of water and energy conservation and home rehabilitation needs, on-site energy and water conservation education, and on-site marketing of the City's home rehabilitation program. The project will assist approximately 100 low-income owner households and 100 low-income renter households in the City, focussing on the low-income target areas referred to under the Residential Rehabilitation Loan Program.

3. ***PRIORITY:*** *Provide rental assistance to alleviate rental cost burden, including severe cost burden, experienced by low-income families and individuals.*

#### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

##### ■ Tenant-Based Tenant Assistance Payments Programs

There are currently 1,290 Section 8 rental certificates and vouchers issued to low-income households in Santa Maria out of a total of 2,423 county-wide, excluding the City of Santa Barbara. It is anticipated that the Housing Authority of the County of Santa Barbara will receive increased budget authority for Fiscal Year 1994 of \$171,191 for rental certificates and \$74,446 for rental vouchers. Santa Maria's share of this increased budget authority is expected to be approximately \$101,000 for rental certificates and \$39,450 for rental vouchers. This increased budget authority should fund 9 additional rental certificates and 4 additional rental vouchers in Santa Maria during the current fiscal year. This is not nearly enough, given the low turnover rate of from 5 to 10 years. As a result, the waiting list has an average wait of 5 years for one and two-bedroom units and 7 to 10 years for larger units.

4. ***PRIORITY:*** *Promote and provide services that prevent discrimination and eliminate barriers to housing choice.*

#### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

■ Fair Housing Program

The Legal Aid Foundation of Santa Barbara County is under contract with the City to assist in conducting fair housing activities that include testing of fair housing practices in rental housing, development of educational materials, educational presentations before community groups, operation of a special telephone call line, and direct legal representation of eligible clients in cases involving housing discrimination. Santa Maria has its own office staffed by an attorney specializing in housing law. During the current fiscal year, direct legal representation is expected to be provided in approximately 100 cases involving housing law.

In addition, April will again be declared Fair Housing month, and approximately 2,000 informational pamphlets, which are available in English and in Spanish, will be distributed from the City's six permanent displays.

5. ***PRIORITY:*** *Address the needs of homeless individuals and homeless families with children, and support programs that prevent low-income individuals and families with children from becoming homeless.*

#### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

■ Programs and Services to Address Emergency Shelter and Transitional Housing Needs of Homeless Individuals and Homeless Families with Children

The City's Non-Profit Facilities Program, funded with CDBG monies, is available to non-profit agencies, such as shelter providers, for physical development activities including rehabilitation, acquisition, construction, or the installation of public facilities or improvements. Many projects addressing the emergency shelter housing needs of homeless individuals and families have been implemented under this program since its inception in 1988.

CDBG funding under the Non-Profit Facilities Program in the amount of \$86,818, was allocated to Shelter Services for Women, Inc., in 1993 to expand the existing emergency shelter for battered women and children. Two bedrooms, a bathroom and a sitting room will be added to the shelter which will accommodate two more families. This project will be completed in 1994.



CDBG and/or General Funds have been allocated this fiscal year under the Public Services Program for operating expenses to the Transitional Center for Women and Children, which is operated by Good Samaritan Shelter, Inc., Good Samaritan Shelter, Klein Bottle Youth Programs, Shelter Services for Women, and the National Guard Armory.

The City will investigate funding sources and coordinate with Good Samaritan Shelter, Inc., and Shelter Services for Women, Inc., to implement a plan of action for the development of transitional housing. CDBG funding combined with HOME or other HUD funding could provide the necessary resources for the development of such a project.

The City coordinates with the County of Santa Barbara, the lead agency, in applying for Federal Emergency Shelter Grant (FESG) funds through the California State Department of Housing and Community Development (HCD). Funds were allocated to North County Shelters in 1993 for the current fiscal year in the following amounts: Good Samaritan Shelter received \$14,500; Klein Bottle Youth Programs received \$11,250; Shelter Services for Women received \$7,250.

■ Programs and Services to Prevent Low-Income Individuals and Families with Children (Especially Those with Incomes Below 30 Percent of the Median) from Becoming Homeless

Program services aimed at preventing homelessness that will be provided are case management, counseling, job training and placement, dental and medical care, transportation, child care, food, clothing, financial aid for rent and utilities, drug/alcohol detoxification and recovery treatment, permanent affordable housing, and legal representation, including eviction defense. CDBG and/or General Funds have been allocated this fiscal year under the Public Services Program for operating expenses to the following agencies which provide these services: Good Samaritan Shelter, Inc., Catholic Charities, Salvation Army, Community Action Commission of Santa Barbara County, Shelter Services for Women, Inc., and Legal Aid Foundation of Santa Barbara County.

Legal Aid Foundation of Santa Barbara County also received Federal Emergency Shelter Grant (FESG) funding for the current fiscal year; \$10,000 was granted to the Rental Assistance Program, and \$15,000 was allocated for legal services.

The County of Santa Barbara Social Services Department administers the Aid for Dependent Children (AFDC) Homeless Assistance Program, which is funded with a mixture of Federal, State and County funding. It provides rental payments and utilities to homeless families with children and pregnant women. It is expected that approximately 780 families will be assisted under this program with transitional or permanent housing during the fiscal year

■ Programs and Services to Help Homeless Persons (Including Persons with Special Needs who Require Services to Achieve and Maintain Independent Living) Make the Transition to Permanent Housing and Independent Living

CDBG and/or General Funds are allocated annually to public service agencies providing support services to the homeless. Such services as emergency shelter, case management, counseling, dental and medical care, transportation, food, clothing, and financial aid for rent and utilities will be provided by Good Samaritan Shelter, Catholic Charities, and The Salvation Army. Klein Bottle Youth Programs will provide crisis counseling and conflict resolution to homeless and at risk youth, ages 10 to 17, parent education and training, and drug/alcohol recovery treatment. Recovery Point will provide acute medical inpatient care, drug and alcohol detoxification outpatient treatment, including acupuncture, perinatal day treatment for pregnant and postpartum women with drug and alcohol problems, and counseling services to homeless and very poor chemically dependent adults. Shelter Services for Women will provide emergency shelter, crisis intervention, counseling, advocacy and support for financial, legal, housing, medical and child care assistance for battered women and their children. The Community Action Commission of Santa Barbara County will provide child day care services to very low income children of parents who are either working or enrolled in school or training programs with priority given to homeless or at risk families. The Transitional Center For Women & Children, managed by Good Samaritan Shelter, Inc., will provide transitional housing to women and children who have exceeded the 30-day stay at the emergency homeless shelter and cannot afford market rate housing. The Legal Aid Foundation of Santa Barbara County will provide legal representation particularly in obtaining restraining orders for battered women and assisting in tenant/landlord disputes, eviction actions, discrimination complaints, public benefits, family law, consumer/debtor-creditor law, and mediation.

■ Public Services Program Allocations for 1994

Supportive housing and/or support services for the homeless or those at risk of becoming homeless are provided by the following public service agencies. City of Santa Maria CDBG and General Fund monies help provide operating expenses in the amounts listed. Clients expected to be served are also indicated.

	<u>CDBG</u>	<u>Clients</u>
Catholic Charities	\$26,145	9,000
Community Action Commission/Child Care	\$10,000	58
Good Samaritan Shelter/Recovery Point	\$ 5,000	650
Klein Bottle Youth Programs	\$14,880	200
Legal Aid Foundation		
of Santa Barbara County	\$10,000	600
Salvation Army	\$26,145	12,000
Shelter Services for Women	\$12,840	225

	<u>General Fund</u>	<u>Clients</u>
Good Samaritan Shelter/Homeless Shelter	\$16,600	600
Shelter Services for Women	\$ 3,000	(above)
Foodbank of Santa Barbara County	\$13,500	9,000
National Guard Armory	\$11,500	unknown

6. **PRIORITY:** *Address the housing and service needs of the elderly and frail elderly.*

INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

- The Central Coast Commission for Senior Citizens-Area Agency on Aging (AAA) is the non-profit organization responsible for allocating Federal and State dollars to local agencies to ensure that social and nutrition services to older adults in Santa Barbara County are available. Services funded in part by these funds include Senior Information & Referral, Respite Care, Congregate Lunch Programs, Senior Day Care Services, Emergency Alert Response Systems, Transportation Services, In-Home Supportive Services, Home Delivered Meals, Senior Citizens Centers, Long Term Care Ombudsman, Legal Services and Home Repair. The system of services is designed to address the continuum of care needs of senior citizens in the greatest social and economic need while maintaining for them maximum independence and dignity. According to its Area Plan, the AAA plans to continue its emphasis on the development of community-based long term care services using Older Americans Act Title III funds, placing emphasis on targeting, integration of services, private sector involvement, and cost effectiveness.
- The County of Santa Barbara Department of Social Services provides Adult Protective Services for dependent adults and the elderly who are physically abused, neglected or exploited. It also provides In-Home Supportive Services to aged, blind and disabled persons with low and marginal incomes to allow them to remain safely in their own homes.
- County of Santa Barbara Health Care Services promotes and protects the health, well-being, safety and dignity of the county resident senior population through health promotion, health education, health screening, in-home assessment, telephone consultations, information and referral of community services and agencies, provision of limited services, outreach, advocacy, community education, and case management. It does so through the following programs: Geriatric Assessment Program, Multipurpose Senior Services Program, Senior Health Promotion Project, Primary Care Services, and Public Health Services (including annual low-cost flu immunization clinics).



- County of Santa Barbara Mental Health Services provides a full range of inpatient, outpatient, day treatment, emergency and case management services to mentally ill older adult clients who meet the target population requirement.
- Tri-Counties Regional Center provides services to developmentally disabled seniors.
- The City of Santa Maria Recreation and Parks Department offers a Senior Day Care program for the frail elderly which provides respite care and recreation therapy activities ideal for post-stroke and Alzheimer's persons. Partial funding is provided through the AAA.
- Santa Maria Organization of Transportation Helpers (SMOOTH) provides transportation for the elderly and persons with disabilities in the Santa Maria Valley. This organization received an allocation of CDBG funds under the Public Services Program in the amount of \$5,000 for the current fiscal year.

7. ***PRIORITY:*** *Address the housing and service needs of persons with mental, physical, and developmental disabilities.*

## INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

### □ Programs for Persons with Mental Disabilities

Santa Barbara County Mental Health Services operates an outpatient clinic in Santa Maria. County-wide, they offer a full range of inpatient, outpatient, day treatment, emergency and case management services to mentally ill clients. They are now sponsoring an in-county facility to house patients returning from mental health institutions and state hospitals who need greater support services than can be offered at board and care facilities. The proposed mental health village is to be located in the southwest portion of Santa Maria in Census Tract 20.03 and will include a 59-bed locked facility, a 15-bed acute psychiatric unit and an 11-bed semi-independent housing facility. It is now in the predevelopment and planning stages.

### □ Programs for Persons with Physical Disabilities

Independent Living Resource Center serves persons with physical and sensory disabilities. This agency is among those supported by the City with CDBG funds under the Public Services Program. It received an allocation of \$4,000 for the current fiscal year under this program. Services provided by the agency include peer and benefits counseling, advocacy, independent living skills training, housing and attendant referral, communication assistance, and community services.

The City of Santa Maria Recreation and Parks Department offers a progressive exercise program with individualized exercises, a sign language class, and adaptive bowling ideal for wheelchair athletes. Disabled youth may participate in "Super Day Camp" or "Super Saturdays," with recreational and social opportunities including community outings, games, exercise, crafts, music and learning.

□ Programs for Persons with Developmental Disabilities

Tri-Counties Regional Center is a non-profit organization that provides diagnostic evaluation, counseling and availability for life-long planning services for the developmentally disabled and their families. It is the one agency in the community through which these individuals and their families can receive and be referred for essential medical, psychological and counseling services necessary for determining, treating and managing the needs of the developmentally disabled. The Board of Directors secures funds by contract through the State of California Department of Health.

Any resident of Santa Barbara, San Luis Obispo or Ventura Counties who is suspected of being developmentally disabled may, upon referral, receive diagnostic services. Only individuals who are diagnosed as developmentally disabled (a person whose disability is attributable to mental retardation, cerebral palsy, epilepsy, autism or other conditions similar to mental retardation) are eligible to receive program services. The treatment plan may include such services as vocational planning, speech therapy, day care, behavior modification programs, sensori-motor training, summer camp, periodic respite for the family, state hospitalization, medical care, dental care, and specialized medical treatments.

Santa Maria Independent Living Environment (SMILE), which is supported by the City with CDBG funds, is the only non-profit agency in Santa Maria providing residential care facilities for developmentally disabled adults. It received an allocation of \$8,000 for the current fiscal year under the Public Services Program. Services provided are 24-hour care and supervision, room and board, and training in self-care and independent living skills.

SMILE owns and operates three group homes in Santa Maria, each housing six developmentally disabled adults. Two of these homes were purchased and rehabilitated in 1992 with the assistance of CDBG funds under the City's Non-Profit Facilities Program and HUD's Section 202 Program. They received an allocation of \$37,000 under the Non-Profit Facilities Program in 1993 for the addition of a bedroom and bathroom to the original group home, Donati House, which is located at 937 West Alvin. The work will be completed in 1994.

Santa Maria Association for the Retarded/Vocational Training Center is a non-profit organization which assists adults with developmental disabilities, physical, mental, vocational and/or social handicaps to achieve optimal independence and vocational preparation through provisions of vocational employment and social services. In addition to work related programs, they provide independent living skills training

and pre-vocational skills training to more severely disabled adults. Ninety percent of the clients served have mental retardation as their primary disability.

A contract agreement was executed in October, 1993, obligating CDBG funds under the Non-Profit Facilities Program in the amount of \$59,966 for rehabilitation work on the Vocational Training Center Buildings located at 2445 "A" Street. One building is to be enlarged and remodeled to improve handicap accessibility, and another building is to be repaired.

The City of Santa Maria Recreation and Parks Department sponsors the Special Olympics and offers training classes in swimming, skiing, track and field, basketball, and gymnastics. A social club designed for high functioning developmentally disabled adults offers small group activities such as movies, plays and sports and large group dances and activities. "Adventures Incorporated" features monthly trips, some overnight, to various California points of interest, also for high functioning adults.

8. <b><u>PRIORITY:</u></b> <i>Address the housing and service needs of persons with AIDS.</i>
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#### INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

The North County HIV/AIDS Services Program is a project of the AIDS Counseling Assistance Program (AIDS CAP). The Santa Maria office, which opened in September, 1992, provides assistance to AIDS victims and their families, including food, clothing, shelter, counseling and support. Assistance will also be given in accessing social services and benefits, medical and dental care, and legal assistance. According to AIDS CAP, housing and food continue to be the greatest needs. This agency plans to look into obtaining funding through the Housing Opportunities for Persons with AIDS Program (HOPWA).

Central Coast Congregate Care provides support services for persons diagnosed with AIDS. Permanent housing for seven is available at Heath House in Santa Barbara. A new facility that will house eleven individuals and four families will be opened in April, 1994, in Goleta.

The County of Santa Barbara Public Health Services AIDS Program includes education, testing for AIDS, and medical care at the Santa Maria or Santa Barbara clinic.



9. **PRIORITY:** *Address the housing and service needs of low-income families who could benefit from participation in an organized program to achieve economic independence and self-sufficiency.*

## INVESTMENT PLAN (ACTIVITIES AND PROGRAMS)

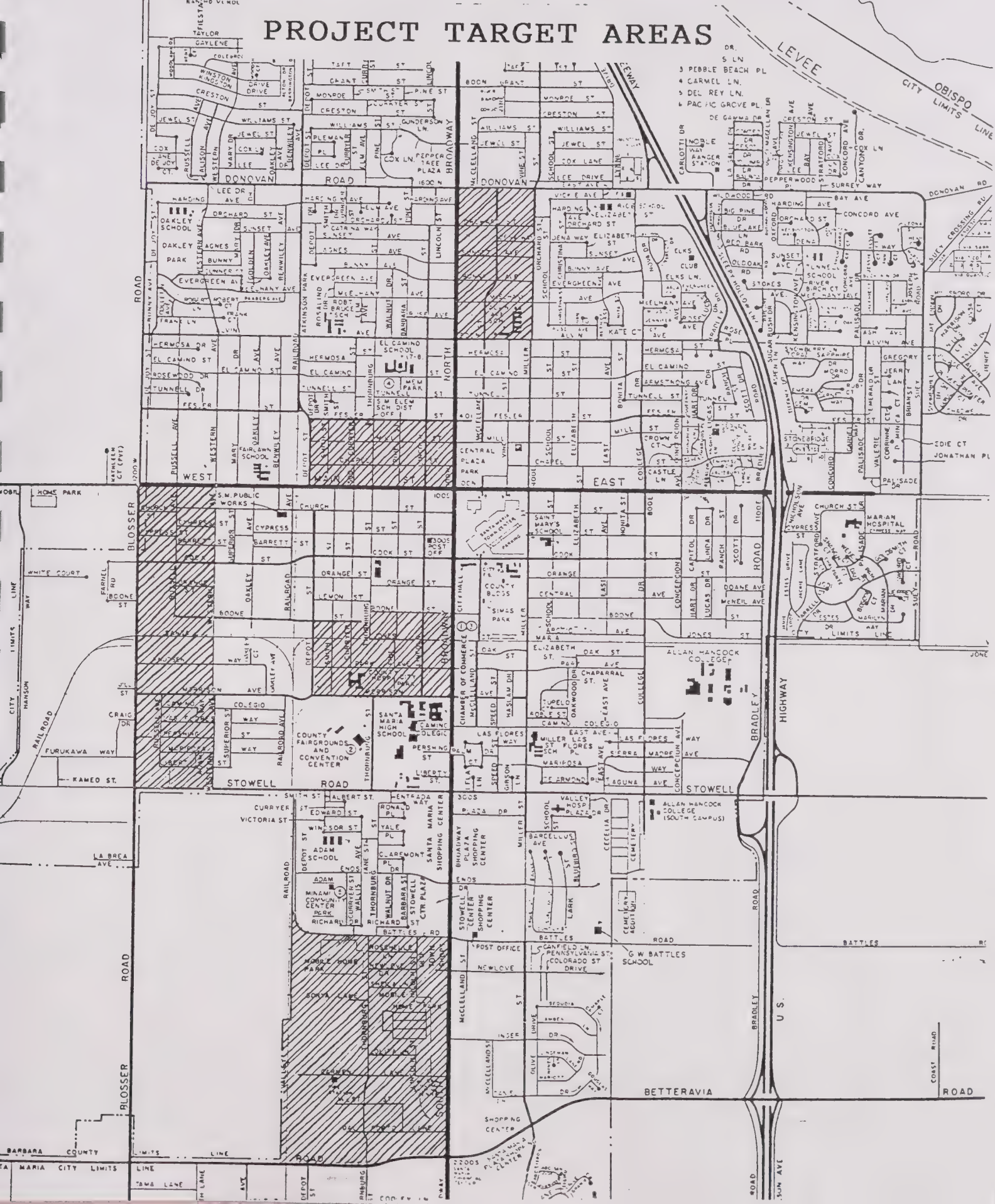
- The Family Self-Sufficiency Program (FSS), administered by the Housing Authority of the County of Santa Barbara, is designed to assist eligible families with rental payments while furthering educational training and employment skills which will result in permanent employment. The objective is to help families achieve economic and social independence through the coordination and delivery of existing community services. Participation is voluntary, and participants are selected from present voucher or certificate holders. Program participants are required to sign a five-year contract of participation with the Housing Authority.

In September, 1992, HUD approved a contract allocation of \$383,772 to the Housing Authority for 36 new Family Self-Sufficiency Section 8 vouchers for Santa Barbara County. Approximately 52 percent of the allocation was used in Santa Maria. The Operation Bootstrap Program, which had an allocation of 7 vouchers, has been merged with Family Self-Sufficiency and is no longer a separate program.

When FSS was first introduced, eligible applicants on the Section 8 waiting list could also participate, and it was thought that 150 families and units would be funded under the program. However, since FSS no longer receives an allocation from HUD, additional vouchers are not available, and participants must be chosen from present voucher or certificate holders. The Housing Authority is adding 25 families to the program this fiscal year with existing funds, for a total of 61 FSS and 7 Operation Bootstrap families. The program has become, in effect, a social service program that the Housing Authority offers to its tenants.

12. MAY 1944  
 13. MAY 1944

SANTA BAR  
SANTA MARIA  
NACIENCIA WAY  
VIA CARRO  
WAY  
LAIO  
LAIO  
NACIENCIA WAY





## CHAS Table 3A

## Investment Plan

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Comprehensive Housing Affordability Strategy (CHAS)  
Instructions for Local Jurisdictions

Name of Jurisdiction:

FY:

City of Santa Maria

1994

Funding Source	Amount Received by the Jurisdiction Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY								Amount Received by Other Entitles Last Fiscal Year (\$000s) (K)	Support Application by Other Entitles (L)
			Acqisition (C)	Rehabilitation (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)	Operating Costs (J)		
A. Formula/Entitlement Programs												
1. HOME (Grant + Income) 2. CDBG (\$ 1,061 )	For (Housing) 526					*	*					
2. CDBG (\$ 1,061 )				77%						23%		
3. ESG												X
4. HOPWA												
5. DOE/Other Energy Programs												
6. Public Hsg. Comprehensive Grant				100%							** 1350	X
7. Subtotal - Formula Programs	526										1350	
B. Competitive Programs												
8. HOME	0	X		X	X	X	X			X		
9. HOPE 1								X			0	X
10. HOPE 2												X
11. HOPE 3												X
12. ESG												X
13. Supportive Housing												X
14. HOPWA												X
15. Shelter Plus Care												
16. Safe Havens												X

\* Eligible only under certain circumstances.



## CHAS Table 3A Investment Plan - Continued

Funding Source	Amount Received by the Jurisdiction Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY								Amount Received by Other Entities Last Fiscal Year (\$000s) (K)	Support Application by Other Entities (L)
			Acquisition (C)	Rehabilitation (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)	Operating Costs (J)		
<b>B. Competitive Programs Continued</b>												
17. Rural Homeless Housing												X
18. Sec. 202 Elderly												X
19. Sec. 811 Handicapped												X
20. Moderate Rehab SRO												X
21. Rental Vouchers						X					* 39	X
22. Rental Certificates						X					* 101	X
23. Public Housing Development												X
24. Public Housing MROP												
25. Public Housing CIAP												
26. DOE/Other Energy Programs												
27. LIHTC												X
28. FmHA					X						4,258	
29. Lead-Based Paint Abatement												
30. Other												
31. Subtotal Competitive Programs	0										4,398	
<b>C. 32. Total - Federal</b>	526										5,748	
33. Total - State	0								100%		** 58	
34. Total - Local	45								100%			
35. Total - Private	0											
36. Total - All Sources	571										5,806	

\* Increased budget authority; figures are for City of Santa Maria, not county-wide

\*\* FESG received by County of Santa Barbara for North County for shelters and Legal Aid Foundation

## CHAS Table 3B

Goals for Households & Persons  
to be Assisted with HousingU.S. Department of Housing and Urban Development  
Office of Community Planning and DevelopmentComprehensive Housing Affordability Strategy (CHAS)  
Instructions for Local Jurisdictions

Name of Jurisdiction:

FY:

City of Santa Maria

1994

Assistance Provided by Income Group	Renters					Owners				Homeless		Non- Homeless Special Needs (L)	Total Goals (M)	Total Section 215 Goals (N)
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Housesholds (D)	Total Renters (E)	Existing Homeowners (F)	1st-Time Homebuyers with Children (G)	All Others (H)	Total Homeowners (I)	Individuals (J)	Families (K)			
1. Very Low-Income (0 to 30% of MFI)*	103	4	5	0	112	2	0	0	2	0	780	0	894	894
2. Very Low-Income (31 to 50% of MFI)*	34	1	2	0	37	5	0	0	5	0	0	0	42	42
3.. Other Low-Income (51 to 80% of MFI)*	0	0	0	0	0	5	0	0	5	0	0	0	5	5
4. Total Low-Income (lines 1 + 2 + 3)	137	5	7	0	149	12	0	0	12	0	780	0	941	941

\* Or based on HUD adjusted income limits, if applicable.

## WHO IS AN ASSISTED HOUSEHOLD/PERSON?

CATEGORY OF  
HOUSEHOLDHOUSEHOLD BENEFITS IF

## NEW TENANT

The household or person takes occupancy of housing newly built, acquired, or rehabilitated and/or receives rental assistance through new budget authority.

## EXISTING TENANT

The acquisition and/or rehabilitation is completed during the year; a tenant receives rental assistance through new budget authority.

## EXISTING OWNER

Rehabilitation is completed during the year.

## FIRST TIME HOMEBUYER

The home is purchased (e.g. loan is closed) during the year.

## HOMELESS PERSON

The person becomes an occupant of transitional or permanent housing during the year.

## NON-HOMELESS, SPECIAL NEEDS

The person is considered assisted only if the provision of supportive services is linked to the acquisition, rehab, or construction of a housing unit and/or provision of rental assistance.



## **b. Other Actions**

### **i. Public Policies**

#### IMPACT FEES

Projects for seniors will continue to receive a credit of up to 40 percent of the Subdivision/Residential In-Lieu Park Fee, which is used for development of park and recreation facilities. It is anticipated that during the current fiscal year, the City Council, as part of an update to the subdivision ordinance, will approve a Subdivision/Residential In-Lieu Park Fee credit of up to 100 percent of the fee for existing facilities that convert to senior housing projects. The projects must, however, provide on-site recreational facilities that meet certain criteria.

In limited cases, the City will continue to defer payment of a portion of fees on projects affordable to lower income persons.

During the previous fiscal year, the City Council approved adoption and implementation of the following impact fees: city buildings, city hall, recreation and parks, police, fire, library, water, wastewater, and traffic. This has resulted in an impact fee of \$4,420 per single family dwelling unit, an increase of \$3,011 per unit. (Note: This does not include the existing park fees, which are still in effect and total \$3,200 per single family dwelling unit.) In order to lessen the impact on affordable and senior housing, the traffic fee has been reduced from \$1,630 to \$370 per single family dwelling unit for these projects. The total impact fee assessed on an affordable or senior single family dwelling unit based on this reduction would be \$3,160, an increase of only \$1,751 per unit.

#### ZONING

It will continue to be the City Council's policy to approve lot sizes smaller than those required in each residential zone, provided that certain recreational amenities are provided. This practice increases the density of a project; in some cases, the density is increased to the maximum allowed in a particular land use designation. During the previous fiscal year, the City Council approved two small lot developments in the northwest and northeast portions of the City with a total of 233 lots. It is expected that 112 additional small lots will be approved during this fiscal year.

Design and development criteria which may add to the cost, but which are not essential to providing basic quality housing, will continue to be considered on a case-by-case basis, and standards will be relaxed when appropriate. During the previous fiscal year, the City Council reduced the burden on Los Adobes de Maria, an affordable farmworker rental housing project, by allowing a six-foot high masonry wall with wood inserts rather than an eight-foot high solid masonry wall.



## SUBDIVISION CONTROLS

City Council policy continues to allow reduced perimeter fencing standards when the subdivision is adjacent to compatible land uses. This policy is being codified as part of the subdivision ordinance update which is scheduled to occur during this fiscal year.

The new small public street standard continues to be encouraged so that homeowner's associations are not needed to maintain private streets. One subdivision approved during the previous fiscal year has incorporated small public streets into its design. One subdivision is anticipated to be approved this fiscal year that will also take advantage of small public streets.

## PERMIT PROCESSING

It is the City's policy to expedite permit processing whenever possible. Pre-application meetings and procedural handouts help assure that applications will be complete, thereby reducing the time required for processing. The City continues to accept and process building permit applications prior to completion of Planning Commission approval of a project. The City continues to use the established "fast track" permit process. The Community Development Department coordinates the review and decision making on required permits and also provides information regarding the status of all applications and permits for residential developments.

The City is exploring options to further streamline the processing of permits, including the possibility eliminating Planned Development Permits for smaller residential projects. If approved, this could go into effect this fiscal year.

## **ii. Institutional Structure**

In the Strategy Development section of this document, the City has described the institutional structure that will be used to implement its strategy for the provision of affordable housing and delivery of supportive services. The respective roles and interrelationships of public institutions, non-profit organizations, private industry, and citizen advisory groups were defined. Funding sources have been described in Section III. Annual Plan.

Over the past two years the City has experienced substantial revenue losses due to state budget cuts and local recessionary trends. This has resulted in considerable reductions in the City's General Fund. The City has taken remedial action by adopting and implementing a Four-Year Fiscal Recovery Plan which proposes reductions in staffing and levels of service amounting to approximately \$700,000 in Fiscal Year 1994. If adverse fiscal trends continue, the City's ability to fund and provide affordable housing or supportive services will be seriously affected.

Other remedial actions being undertaken during the fiscal year are described below.

The Catholic Charities organization and Good Samaritan Shelter, Inc., will be providing case management services to low income individuals and families to assist them in obtaining or maintaining housing. For the most part, the clientele being counseled are unemployed, underemployed, undereducated, chemically dependent, handicapped, or mentally ill. Good Samaritan Shelter will continue to expand its acute care and detoxification treatment program for chemically dependent, impoverished and homeless individuals.

With grant funds obtained through the Federal Emergency Shelter Grant Program, the Legal Aid Foundation of Santa Barbara County will offer assistance to low income families who are in danger of becoming evicted and/or homeless. Assistance will be provided through a combination of vigorous legal representation and rental payments.

No other remedial actions are planned over the coming year to improve the institutional structure.

### **iii. Public Housing Improvements**

Due to the increasing demand for low-income housing and related services from applicants, tenants, Federal, State, and local agencies, and the general public, the Housing Authority of the County of Santa Barbara added the full-time position of Director of Housing Development in late 1992.

The Housing Authority participates in the Comprehensive Grant Program and has an annual grant of approximately \$1,350,000 to be used county-wide. The grant will be used to improve management and operation by upgrading computer software, upgrading the existing phone system and providing professional development training and resident training.

Approximately \$400,000 of the Comprehensive Grant will be used during the current fiscal year to improve the living environment for residents of Evans Park, Santa Maria's 150-unit public housing development in Census Tract 23.02 in the northwest section of the City. Lead-based paint abatement costs, which have not yet been determined, are expected to cause a major delay in scheduled rehabilitation work, allowing only emergency items to be addressed.

The Housing Authority is in the second year of a two-year Public and Indian Housing Drug Elimination grant from HUD in the amount of \$249,500. The Housing Authority's "Stop Drug Activity" program coordinates with the City of Santa Maria Police Department to provide preventive education, security and enforcement, and intervention to the residents of Evans Park. In addition to discouraging drug use by expanding recreation and athletic activities, this program provides for security measures including a foot patrol officer, a Neighborhood Crime Watch resident group and a Peer Intervention Program. Speed bumps and a future redesign of street access points will serve to impede drive-by criminal activity. There is also a coordination of referrals to existing drug treatment programs, and living skills classes help identify and deal with current and potential problems.

#### **iv. Public Housing Resident Initiatives**

The Housing Authority continually seeks input from the residents and encourages the creation of resident organizations and resident involvement in management activities. Currently, three of the seven Housing Authority Board Commissioners are residents of public housing. However, there has been no interest by the residents in homeownership activities.

In Federal Fiscal Year 1994, the Housing Authority intends to apply for a HOPE 1 Planning Grant to be used to study the feasibility of a homeownership program for public housing tenants and for training and technical assistance related to the development of the homeownership program. If the Housing Authority should decide to pursue an implementation grant, 25 percent matching funds would be required from the locality.

#### **v. Lead-Based Paint Hazard Reduction**

During this fiscal year, the City will try to make an effort to clearly communicate to the public the extent of the lead problem and the measures to be taken to reduce risk and protect health. The administrators of the Residential Rehabilitation Loan Program will homeowners in writing about the danger of lead poisoning.



## c. Anti-Poverty Strategy

As indicated in Section I. Community Profile of this document, the level of poverty increased 41.9 percent between 1980 and 1990, from 11.7 percent to 16.6 percent of the population. Also, the percentage of children living in poverty increased over 58 percent during the period. In 1980, 4.63 percent of all children were living in poverty as compared to 7.34 percent living in poverty in 1990. These statistics indicate that the impact of poverty on families with children is increasing.

A major factor affecting the increase in poverty is the increase in unemployment and underemployment. As reported in the City's Housing Element, the unemployment rate in Santa Barbara County increased from 4.2 percent in April, 1990, to 9.1 percent in January, 1993. In the past few years there has been a significant loss of jobs in manufacturing and professional employment in the Santa Maria area. This is due, in part, to the loss of federal contracts in the defense and aerospace industries. Also, because of the continuing economic recession, fewer companies are expanding or relocating to the area.

These economic conditions are causing an increase in the number of individuals and families becoming homeless or at risk of becoming homeless. As reported on CHAS Table 1C, approximately 14 percent of all households in Santa Maria are experiencing severe cost burden in maintaining housing. More significantly, **10 percent** of all households are experiencing severe cost burden and have incomes below **30 percent of area median income**. These households are at risk of losing permanent housing and becoming homeless.

To combat the growing problem of poverty in the community, there is a need for higher paying jobs and a stable employment base. The City has established goals and policies to encourage economic development, job opportunity activities, and occupational training programs. Specifically, the Santa Maria Valley Economic Development Association, which is supported by the City, has formed a Business Attraction Retention Committee (BARC). BARC is studying the business and employment effects of the economic recession on Santa Maria and will be recommending actions to be taken to retain and attract businesses to the area.

In addition, agencies such as the Center for Employment Training (CET) and Good Samaritan Shelter, Inc., will continue to provide job opportunity and occupational training services to help very low income persons and families overcome the multiple barriers that prevent them from breaking out of poverty. These barriers have been discussed previously in detail in Section I. Community Profile of this document.

The City's housing goals and policies for producing and preserving affordable housing have been described in the City's Housing Element as follows:

Goal H-1: Provide decent, affordable housing for all economic segments of the community.

- Goal H-2: Assure sufficient land is available to accommodate future residential growth.
- Goal H-3: Ensure adequate public services and amenities are available to existing and future City residents.

The City is implementing many housing programs and activities to address and achieve its stated goals and policies. These activities include the Annexation, Density Bonus, Residential Rezoning/Conversion, Residential Rehabilitation Loan, Energy Efficiency, Housing Incentives, Public Services and Neighborhood Conservation Programs, which have been described previously in this document as well as in the City's Housing Element.

Peoples' Self-Help Housing Corporation (PSHHC), a local non-profit housing agency, in partnership with the City of Santa Maria, will be developing the Los Adobes de Maria farmworker housing project in the coming year. Sixty-five permanently affordable rental units will be provided to farmworker families. The project will be the first of its kind in Santa Maria. A common building will be provided on-site along with on-site recreational facilities and equipment. Resident management and support staff will provide on-site tenant services including licensed child care, health screening and care, adult education/literacy classes, and recreation activities. This project is an excellent example of a comprehensive approach to helping very low-income families overcome poverty while at the same time providing affordable housing. Social services must be an integral component of any assisted housing program or project if economic independence and self-sufficiency are to be achieved.

Due to the economic recession, it is difficult at this time to assess the extent to which the City's housing policies and programs might reduce the number of households with incomes below the poverty line. However, the City will pursue, in cooperation with other governmental agencies and non-profit organizations, many activities and programs that will assist very low-income families in overcoming poverty and housing cost burden. These activities and programs are described in detail in Section III. Annual Plan.



## **d. Coordination Efforts**

The City's Community Development Block Grant/Housing Advisory Committee has been in existence since 1980 and represents a broad spectrum of the community including banking and finance, real estate, legal, commercial and industrial development, housing, and social services. This committee has been instrumental in the development of affordable housing programs, and related activities, particularly under the Community Development Block Grant Program. The committee includes representatives from the Community Action Commission and the Housing Authority of the County of Santa Barbara. Another group represented on the committee is North County Community Project (NCCP), a grass roots citizen coalition of churches and civic organizations. NCCP has actively lobbied for affordable housing and supportive services for low income, needy, and homeless persons. This group has formed partnerships with non-profit agencies, such as Good Samaritan Shelter, Inc., and Peoples' Self-Help Housing Corporation, to plan and develop shelter facilities and affordable housing projects.

The Advisory Committee conducts public workshops on an annual basis at which time existing funding sources, programs, services, and community needs are discussed. An informal, open forum allows representatives from non-profit agencies, for profit owners and developers, or interested citizens from the community at large to discuss concerns and present proposals. This input is taken into account by the committee in formulating recommendations to the City Council for future housing and community development activities.

The City has worked with the County of Santa Barbara by pooling resources to fund projects, such as the Good Samaritan Shelter and the National Guard Armory Shelter, to assist homeless persons and persons with special needs. In the past year, the City and County jointly funded work at the Klein Bottle Youth Shelter and Recovery Point Acute Care and Detoxification Facility. Each year the City coordinates with the County Human Services Division to apply for Federal Emergency Shelter Grant Funds. This funding usually assists four to five shelter service providers in Santa Maria.

For many years the City has contracted with the County Housing Authority to provide housing services within the City. These services include property management of public housing, administration of subsidized rental housing programs, and counseling. The Housing Authority continues to assist the City in providing housing services and exploring available resources for the development of new assisted housing. In the past year the City and the Housing Authority jointly applied for grant funds under the HOME Program to fund rental assistance for low income, special needs families that have a family member who is chronically or terminally ill. Unfortunately, the application was not funded. The City will continue to work with the Housing Authority to apply for funding and develop new projects whenever resources become available.

The City is actively participating with other local jurisdictions in the County to form a HOME consortium. The HOME consortium will strengthen the lines of communication

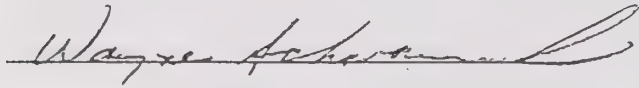


between local jurisdictions and the community, and a more comprehensive area-wide policy will be established for the development of housing policies and programs.

## e. Certifications

### FAIR HOUSING

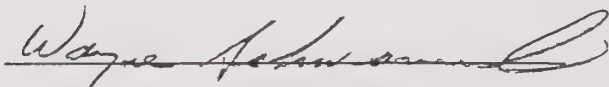
The City of Santa Maria hereby certifies that it will affirmatively further fair housing.



Wayne Schwammel, City Administrator

### RELOCATION AND ANTIDISPLACEMENT

The City of Santa Maria hereby certifies that it has in effect and is following a residential antidisplacement and relocation assistance plan that, in the case of any such displacement in connection with any activity assisted with funds provided under the HOME Program, requires the same actions and provides the same rights as required and provided under section 104(d) of the Housing and Community Development Act of 1974 in the event of displacement in connection with a development project assisted under section 106 or 119 of such Act.



Wayne Schwammel, City Administrator

## **f. Summary of Citizen Comments**

Citizen comments were received at the public hearing, which was held early in the CHAS development process on September 16, 1993. Some additional comments were received following the hearing. Comments were also received on the draft CHAS during the 30-day public review period, which ran from November 29 to December 28, 1993. Following is a summary of comments received.

**Comment:** Community Action Commission of Santa Barbara County noted that "doubling up" of families in apartments is a serious concern for the community. Approximately 20 percent of the 300 families they serve on the Head Start and Child Development Programs are doubling up, and in some cases as many as four families occupy one three-bedroom apartment.

**Response:** This concern has been addressed in the CHAS document.

**Comment:** A citizen inquired as to whether the median family income figures used in CHAS tables were based on the jurisdiction's income or the metropolitan statistical area's income.

**Response:** The CHAS states that the figures are based on the median family income of the metropolitan statistical area, which is Santa Barbara County.

**Comment:** A representative of the Committee for the Betterment of the Santa Maria Valley stated that the Committee's primary interest is housing for farmworkers, specifically year-round dwellings for single farmworkers and families, and seasonal housing for migrant agricultural workers. The situation of overcrowding, according to the Committee, has reached critical proportions affecting the health and safety of many residents in our Valley. The Committee believes that farming is the primary contributor to the economy of our Valley and to the State, and that the labor force is becoming a large part of our population. The Committee suggested that a meeting consisting of resource agencies, the City, the County, growers and community representatives be scheduled to address the issue of housing for farmworker families and single farmworkers. They further suggested that a consortium be formed and that it include the Central Coast Community Coalition, a newly-organized group developed to address the issues that concern all aspects of our socio-economic needs in the Tri-Counties.

**Response:** The farmworker housing problem has been acknowledged by the CHAS. A meeting including those participants suggested will be considered as a means to solving this problem.



**Comment:** A citizen was concerned that too much emphasis is being placed on assisting large farmworker families and that more should be done to assist homeless shelters and public services. He felt that the unsheltered are largely undercounted, and that housing is needed for AIDS victims.

**Response:** The CHAS has placed a #1 priority on assisting homeless shelters and public services. The CHAS also states that the unsheltered homeless are probably seriously undercounted and that housing for AIDS victims is a #1 priority.

**Comment:** A representative for Shelter Services for Women, Inc., expressed the need for a Second Stage program in Santa Maria that would provide families exiting the women's shelter with a low-cost apartment for up to 18 months, which would also provide a variety of supportive services. According to the shelter representative, significant funding would be necessary to start up this valuable program. The Shelter representative expressed the hope that the City of Santa Maria would concur that transitional housing for battered women and their children is a priority.

**Response:** The CHAS concurs, and has made this a #1 priority.

**Comment:** A representative of the Los Casas Homeowner's Association, Inc., stated that both rental and resident-owned mobilehome communities provide affordable low-cost housing for low-income households consisting primarily of elderly and frail elderly residents. He stated that affordable homeownership opportunities could be improved by developing mobilehome communities tailored to the users' needs. Upon installation on a permanent foundation, these dwellings become real property. He stated that there is a great need for mobilehome housing developments where prospective buyers could purchase the lot prepared for mobilehome installation on a permanent foundation. He stated that only mobilehomes with permanent siding and roofs should be permitted.

He also stated that many rental park homeowners have organized and either purchased the parks they reside in or are prepared to purchase when the park is for sale. He feels that resident-ownership is the only means for park residents to stabilize runaway housing costs. He stated that Community Development Block Grant (CDBG) funds could be used to assist very low and low-income residents to buy into the project.

He expressed the concern that many mobilehome owners are unable to afford the needed maintenance on their homes. He stated that he was not aware of a solution to this problem and that any ideas would be appreciated.

He also expressed the concern that, although many low-income mobilehome owners can qualify for HUD Section 8 Rental Assistance for their spaces,

some park owners refuse to complete the authorization for such assistance. The only solution the Los Casas Homeowner's Association sees to this problem is the education of park owners and managers by providing them with HUD's specific requirements relative to park operation and management. The group has been unsuccessful in obtaining the required information and has requested assistance in resolving this problem.

**Response:** The CHAS states that mobilehomes provide affordable housing for low-income households and that households that would otherwise be unable to purchase a home may be able to afford the purchase of a mobilehome. Mobilehome housing developments for homes with permanent foundations should be encouraged.

The City of Santa Maria cooperated in the conversion of Casa del Rio Mobile Estates and submitted a joint application to the State for the Mobilehome Park Resident Ownership Program (MPROP). Unfortunately, the application was not approved. Individual loans are available through this program to low-income homeowners who wish to purchase their lots. Unfortunately, two-thirds of the residents must be willing to purchase their lots in order for anyone to qualify for a loan. It is often difficult to get such a large number of homeowners to agree to purchase their lots. This has been the case at Casa del Rio. CDBG funds are not available for this purpose.

CDBG funds are, however, available, for the rehabilitation of owner-occupied mobilehomes through the Residential Rehabilitation Loan Program.

Section 8 Rental Assistance is needed to assist those park residents who are experiencing severe cost burden. The City will support any efforts in making this assistance available.

# APPENDIX

## **Glossary of Terms**

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Area of Low-Income Concentration: By local definition, a census tract block group in which more than 35 percent of persons are below the poverty level (\$12,674 for a family of four).

Area of Racial/Ethnic Minority Concentration: By local definition, a census tract in which the percentage of the population who are members of a particular racial/ethnic minority group exceeds the city-wide percentage of the population who are members of that group by more than 20 percentage points.

Assisted Household or Person: For the purpose of identification of goals, an assisted household or person is one which during the period covered by the annual plan will receive benefits through Federal funds, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefit(s) may be from any funding year or combined funding years. A renter is benefitted if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefitted during the year if the home's rehabilitation is completed. A first-time homebuyer is benefitted if a home is purchased during the year. A homeless person is benefitted during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefitted, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR, Section 882.109).

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Consistent with the CHAS: A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas as specified



in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden > 30%: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50% (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally-developed programs or conduct a variety of special projects designed to promote economic independence and self sufficiency.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Family: See definition in 24 CFR 812.2 (The National Affordable Housing Act definition required to be used in the CHAS rule differs from the Census definition). The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption. Their term "household" is used in combination with the term "related" in the CHAS instructions, such as for Table 2, when compatibility with the Census definition of family (for reports and data available from the Census based upon that definition) is dictated. (See also "Homeless Family.")

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing

Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, 24 CFR 882.219.)

First-Time Homebuyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

FmHA: The Farmers Home Administration, or programs it administers.

For Rent: Year round housing units which are vacant and offered/available for rent. (U.S. Census definition)

For Sale: Year round housing units which are vacant and offered/available for sale only. (U.S. Census definition)

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.)

Group Quarters: Facilities providing living quarters that are not classified as housing units (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnerships Program, which is authorized by Title II of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant women, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children.

Homeless Youth: Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered."

HOPE 1: The HOPE for Public and Indian Housing Homeownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.



HOPE 2: The HOPE for Homeownership of Multifamily Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Homeownership of Single Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family."

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30%. Table 1C requests nonduplicative counts of households that meet one or more of these criteria.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

Institutions/Institutional: Group quarters for persons under care or custody. (U.S. Census definition)

Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

Lead-Based Paint Hazard: Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human effects as established by the appropriate Federal agency. (Residential Lead-Based Paint Hazard Reduction Act of 1992 definition.)

LIHTC: (Federal) Low Income Housing Tax Credit.

Low-Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices. (This term corresponds to low- and moderate-income households in the CDBG Program.)

Moderate Income: Households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This definition is different than that for the CDBG Program.)



Non-Elderly Household: A household which does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care or custody. (U.S. Census definition used.)

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related Household, Large Related Household or Elderly Household.

Other Income: Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Low-Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-income in the CDBG Program.)

Other Vacant: Vacant year round housing units that are not For Rent or For Sale. This category would include Awaiting Occupancy or Held.

Overcrowded: A housing unit containing more than one person per room (U.S. Census definition).

Owner: A household that owns the housing unit it occupies (U.S. Census definition).

Physical Defects: A housing unit lacking complete kitchen or bathroom (U.S. Census definition).

Primary Housing Activity: A means of providing or producing affordable housing--such as rental assistance, production, rehabilitation or acquisition--that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also "Secondary Housing Activity.")

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Rent Burden > 30% (Cost Burden): The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 50% (Severe Cost Burden): The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent (U.S. Census definition).

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Rural Homelessness Grant Program: Rural Homeless Housing Assistance Program, which is authorized by Subtitle G, Title IV of the Stewart B. McKinney Homeless Assistance Act.

Secondary Housing Activity: A means of providing or producing affordable housing--such as rental assistance, production, rehabilitation or acquisition--that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also "Primary Housing Activity.")

Section 215: Section 215 of Title II of the National Affordable Housing Act. Section 215 defines "affordable" housing projects under the HOME program.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelter, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.



Substandard Condition and not Suitable for Rehabilitation: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. The units are classified as "poor" in this jurisdiction's 1994 Housing Conditions Survey. Such units may not be habitable and have one or more structural defects, resulting from negligence, damage, or faulty design, which could create a life-safety danger. The cost of rehabilitation would probably exceed the cost of constructing a new unit.

Substandard Condition but Suitable for Rehabilitation: By local definition, dwelling units that do not meet standard conditions (HUD Section 8 Housing Quality Standards) but are both financially and structurally feasible for rehabilitation; that is, the cost of rehabilitation would be less than the cost of replacement. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Substantial Amendment: A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in homeownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units (U.S. Census definition).

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).



Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use (U.S. Census definition).

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Very Low-Income: Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.) (For the purpose of further distinguishing needs within this category, two subgroups (0 to 30% and 31 to 50% of MFI) have been established in the CHAS tables and narratives.)

Worst-Case Needs: Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

Year Round Housing Units: Occupied and vacant housing units intended for year round use (U.S. Census definition). Housing units for seasonal or migratory use are excluded.

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OMB Approval No. 2577-0157 (Exp. 6/30/93)

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PHA/IHA Name Housing Authority of the County of Santa Barbara	Comprehensive Grant Number CA16-PO21-702	FFY of Grant Approval 1993
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☒ Original Annual Statement   ☐ Reserve for Disasters/Emergencies   ☐ Revised Annual Statement/Revision Number \_\_\_\_\_   ☐ Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost <sup>2/</sup>		Actual Cost <sup>2/</sup>	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	\$ 0			
2	1408 Management Improvements <sup>1/</sup>	\$ 20,000			
3	1410 Administration <sup>2/</sup>	\$ 91,517			
4	1411 Audit	\$ 1,500			
5	1415 Liquidated Damages	\$ 0			
6	1430 Fees and Costs	\$ 1,500			
7	1440 Site Acquisition	\$ 0			
8	1450 Site Improvement	\$ 501,472			
9	1460 Dwelling Structures	\$ 509,107			
10	1465.1 Dwelling Equipment—Nonexpendable	\$ 30,800			
11	1470 Nondwelling Structures	\$ 130,300			
12	1475 Nondwelling Equipment	\$ 9,546			
13	1495.1 Relocation Costs	\$ 11,640			
14	1490 Replacement Reserve	\$ 0			
15	Amount of Annual Grant (Sum of lines 2-14)	\$1,307,382			
16	Amount of line 15 Related to LBP Testing	\$ 0			
17	Amount of line 15 Related to LBP Abatement	\$ 0			
18	Amount of line 15 Related to Section 504 Compliance	\$ 0			

<sup>1/</sup> Management Improvement cost may not exceed 10% of line 15.

<sup>2/</sup> Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area).

<sup>3/</sup> to be completed at the end of the year.

Signature of Executive Director and Date

*Donald M. [Signature]*

2-4-93

Signature of Field Office Manager (or Regional Administrator in co-located office) and Date

X

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1993

Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated $\gamma$	Funds Expended $\gamma$	Status of Proposed Work $\gamma$
			Original	Revised $\gamma$	Difference $\gamma$			
CA-21-002 <u>Guadalupe</u> <u>Ranch</u> <u>Acres</u>	Install playground equipment.	1450	\$ 16,279					
	Construct storage sheds.	1470	\$ 17,600					
	Install rain gutters.	1460	\$ 4,000					
	SUBTOTAL		\$ 37,879					
CA-21-003 <u>Guadalupe</u> <u>Ranch</u> <u>Acres</u>	Construct storage sheds.	1470	\$ 22,000					
	Install rain gutters.	1460	\$ 6,000					
	Install forced air heating unit in shop.	1470	\$ 3,200					
	SUBTOTAL		\$ 31,200					
CA-21-004 <u>Lompoc</u> <u>Terrace</u>	Provide electricity to storage sheds.	1470	\$ 22,000					
	Relandscape yards.	1450	\$ 50,000					
	Install rain gutters.	1460	\$ 15,000					



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Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated <u>y</u>	Funds Expended <u>y</u>	Status c: Proposed Work <u>y</u>
			Original	Revised <u>y</u>	Difference <u>y</u>			
CA-21-004 <u>Lompoc Terrace</u> (Cont.)	Replace exterior porch lights.	1450	\$ 12,000					
	Replace playground equipment.	1450	\$ 25,000					
	Replace existing wood perimeter fence.	1450	\$ 8,343					
	SUBTOTAL		<u>\$132,343</u>					
CA-21-005 <u>Guadalupe Ranch Acres</u>	Construct storage sheds.	1470	\$ 22,000					
	Install rain gutters.	1460	\$ 6,000					
	SUBTOTAL		<u>\$ 28,000</u>					
CA-21-006 <u>Evans Park</u>	Redesign bedroom closet doors.	1460	\$ 65,000					
	Replace fence on south property line.	1450	\$ 23,000					
	Install rain gutters.	1460	\$ 32,500					

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Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated $\gamma$	Funds Expended $\gamma$	Status of Proposed Work $\gamma$
			Original	Revised $\gamma$	Difference $\gamma$			
CA-21-006 <u>Evans</u> <u>Park</u> (Cont.)	Replace water heater doors.	1460	\$ 8,125					
	Resurface parking areas.	1450	\$ 30,000					
	Replace playground equipment.	1450	\$ 20,000					
	Treat for termites.	1460	\$ 32,500					
	Relocation cost.	1495.1	\$ 3,900					
	Replace shower doors.	1460	\$ 2,000					
	SUBTOTAL		<u>\$217,025</u>					
CA-21-007 <u>Evans</u> <u>Park</u>	Redesign bedroom closets.	1460	\$ 85,000					
	Resurface parking areas.	1450	\$ 60,000					
	Install rain gutters.	1460	\$ 42,500					
	Replace water heater doors.	1460	\$ 10,625					

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Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated $\gamma$	Funds Expended $\gamma$	Status of Proposed Work $\gamma$
			Original	Revised $\gamma$	Difference $\gamma$			
CA-21-007 <u>Evans Park (Cont.)</u>	Treat for termites.	1460	\$ 42,500					
	Relocation cost.	1495.1	\$ 5,100					
	Replace shower doors.	1460	\$ 3,000					
	SUBTOTAL		\$248,725					
CA-21-013 <u>Miller Plaza</u>	Relandscape.	1450	\$ 6,000					
	SUBTOTAL		\$ 6,000					
CA-21-014 <u>Stanley Horn Homes</u>	Relocation cost.	1495.1	\$ 2,640					
	Treat units for termites.	1460	\$ 22,000					
	Replace carpeting.	1460	\$ 40,800					
	Install rain gutters.	1460	\$ 8,200					
	Exterior painting.	1460	\$ 41,000					
	Replace window coverings.	1460	\$ 13,200					



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Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated $\nabla$	Funds Expended $\nabla$	Status of Proposed Work $\nabla$
			Original	Revised $\nabla$	Difference $\nabla$			
CA-21-014 <u>Stanley Horn Homes (Cont.)</u>	Replace perimeter fencing.	1450	\$ 32,000					
	Replace kitchen and bathroom faucets and supplies.	1460	\$ 4,642					
	Replace water heater and supplies.	1460	\$ 9,515					
	Replace existing refrigerators (44).	1465.1	\$ 30,800					
	SUBTOTAL		\$204,797					
CA-21-016 <u>Lompoc Gardens I</u>	Replace rear fences with chain link.	1450	\$ 62,000					
	Install rain gutters.	1460	\$ 8,000					
	Install storage sheds.	1470	\$ 40,000					
	Relandscape back yards.	1450	\$ 20,000					

# Annual Statement / Performance and Evaluation Report

## Part II: Supporting Pages

### Comprehensive Grant Program (CGP):

U.S. Department of Housing  
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Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated $\gamma$	Funds Expended $\gamma$	Status of Proposed Work $\gamma$
			Original	Revised $\gamma$	Difference $\gamma$			
CA-21-016 <u>Lompoc Gardens I (Cont.)</u>	Relandscape common areas; reduce lawn area.	1450	\$ 30,000					
	SUBTOTAL		<u>\$160,000</u>					
CA-21-017 <u>Lompoc Gardens II</u>	Relandscape common areas; reduce lawn area.	1450	\$ 25,000					
	Install rain gutters.	1460	\$ 7,000					
	Replace fencing with chain link.	1450	\$ 48,250					
	Reroof office.	1470	\$ 3,500					
	SUBTOTAL		<u>\$ 83,750</u>					
CA-21-022 <u>L.C. Grossman Homes</u>	Install additional lighting.	1450	\$ 3,600					
	Pave play area.	1450	\$ 5,000					
	SUBTOTAL		<u>\$ 8,600</u>					

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Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated y	Funds Expended y	Status of Proposed Work y
			Original	Revised y	Difference y			
CA-21-025 Leland Park Apartments	A & E Services to design play area.	1430	\$ 1,500					
	Construct play area and install play equipment.	1450	\$ 25,000					
	SUBTOTAL		\$ 26,500					
PHA-Wide	Employee salaries and benefits.	1410	\$ 87,549					
	CGP Publications.	1410	\$ 3,968					
	SUBTOTAL		\$ 91,517					
PHA-Wide	Increase data storage space in Admin. Office.	1408	\$ 20,000					
	SUBTOTAL		\$ 20,000					
PHA-Wide	CGP Audit.	1411	\$ 1,500					
	SUBTOTAL		\$ 1,500					



# Annual Statement / Performance and Evaluation Report

## Part II: Supporting Pages

### Comprehensive Grant Program (CGP)

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Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated $\gamma$	Funds Expended $\gamma$	Status of Proposed Work $\gamma$
			Original	Revised $\gamma$	Difference $\gamma$			
PHA-Wide	Purchase overhead projector and screens for each office.	1475	\$ 9,546					
	SUBTOTAL		<u>\$ 9,546</u>					

Annual Statement /  
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Comprehensive Grant Program (CGP)

U.S. Department of Housing  
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Development Number / Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates <u>Y</u>
	Original	Revised <u>Y</u>	Actual <u>Y</u>	Original	Revised <u>Y</u>	Actual <u>Y</u>	
CA-21-002 <u>Guadalupe</u> <u>Ranch</u> <u>Acres</u>	12-31-94			06-30-95			
CA-21-003 <u>Guadalupe</u> <u>Ranch</u> <u>Acres</u>	12-31-94			09-30-95			
CA-21-004 <u>Lompoc</u> <u>Terrace</u>	03-31-95			12-31-95			
CA-21-005 <u>Guadalupe</u> <u>Ranch</u> <u>Acres</u>	12-31-94			06-30-95			
CA-21-006 <u>Evans</u> <u>Park</u>	12-31-95			12-31-96			
CA-21-007 <u>Evans</u> <u>Park</u>	12-31-95			12-31-96			
CA-21-013 <u>Miller</u> <u>Plaza</u>	12-31-94			09-30-95			

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Development Number / Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates <u>Y</u>
	Original	Revised <u>Y</u>	Actual <u>Y</u>	Original	Revised <u>Y</u>	Actual <u>Y</u>	
CA-21-014 <u>Stanley</u> <u>Horn</u> <u>Homes</u>	12-31-95			12-31-96			
CA-21-016 <u>Lompoc</u> <u>Gardens I</u>	12-31-95			12-31-96			
CA-21-017 <u>Lompoc</u> <u>Gardens II</u>	12-31-95			12-31-96			
CA-21-022 <u>L.C.</u> <u>Grossman</u> <u>Homes</u>	12-31-94			03-31-95			
CA-21-025 <u>Leland</u> <u>Park</u> <u>Apartments</u>	12-31-94			09-30-95			
PHA-Wide Management Improve- ments	03-31-95			12-31-95			



**Five-Year Action Plan**  
**Part I: Summary**  
**Comprehensive Grant Program (CGP)**

U.S. Department of Housing  
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Office of Public and Indian Housing



OMB Approval No. 2577-0157 (Exp. 6/30/93)

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PHA/PHA Name: Housing Authority of the County of Santa Barbara		Locality: (City/County & State) Lompoc/Santa Barbara County/California				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No:
A. Development Number/Name/ Physical Improvements	Year 1 FFY: 1993	Year 2 FFY: 1994	Year 3 FFY: 1995	Year 4 FFY: 1996	Year 5 FFY: 1997	FFY Development Meets Standards
CA16-P021-002 Guadalupe Ranch Acres	See Annual Statement	\$ 8,086			\$ 26,000	
CA16-P021-003 Guadalupe Ranch Acres		\$ 5,000			\$ 30,000	
CA16-P021-004 Lompoc Terrace			\$ 396,086	\$ 410,000		
CA16-P021-005 Guadalupe Ranch Acres		\$ - 5,000			\$ 48,000	
<b>B. Physical Improvements Subtotal</b>		\$ 943,733	\$1,385,205	\$1,185,169	\$1,208,908	
<b>C. Management Improvements</b>		\$ 0	\$ 0	\$ 0	\$ 0	
<b>D. PHA-Wide Nondwelling Structures &amp; Equipment</b>		\$ 25,696	\$ 25,696	\$ 25,696	\$ 0	
<b>E. Administration</b>		\$ 91,517	\$ 91,517	\$ 91,517	\$ 91,517	
<b>F. Other</b>		\$ 1,500	\$ 49,900	\$ 5,000	\$ 6,957	
<b>G. Replacement Reserve</b>		\$ 244,936	\$ 0	\$ 0	\$ 0	
<b>H. Total CGP Funds</b>		\$1,307,382	\$1,552,318	\$1,307,382	\$1,307,382	
<b>I. Total Non-CGP Funds</b>		\$ 0	\$ 0	\$ 0	\$ 0	
<b>J. Grand Total</b>		\$1,307,382	\$1,552,318	\$1,307,382	\$1,307,382	

Signature of Executive Director:

Date:

Signature of Field Office Manager: (Regional Administrator in co-located office)

Date:

X *[Signature]* 2-4-93 X

**Five-Year Action Plan**  
**Part I: Summary (Continuation)**  
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U.S. Department of Housing  
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A. Development Number/Name/ Physical Improvements	Year 1	Year 2	Year 3	Year 4	Year 5	FFY Development Meets Standards
	FFY: 1993	FFY: 1994	FFY: 1995	FFY: 1996	FFY: 1997	
CA16-PO21-006 Evans Park	See Annual Statement	\$ 179,500	\$ 327,750	\$ 429,436	\$ 80,075	
CA16-PO21-007 Evans Park		\$ 222,300	\$ 330,850		\$ 681,021	
CA16-PO21-013 Miller Plaza					\$ 12,000	
CA16-PO21-014 Stanley Horn Homes				\$ 35,200	\$ 78,000	
CA16-PO21-015 Aparicio Apartments I					\$ 78,556	
CA16-PO21-016 Lompoc Gardens I		\$ 56,000				
CA16-PO21-017 Lompoc Gardens II		\$ 49,000				
CA16-PO21-020 Aparicio Apartments II					\$ 59,624	
CA16-PO21-022 L.C. Grossman Homes				\$ 77,086	\$ 30,632	
CA16-PO21-025 Beattie Apartments		\$ 304,400		\$ 70,000	\$ 27,000	
CA16-PO21-025 Leland Park Apartments					\$ 31,000	
CA16-PO21-027 Beattie Apartments II			\$ 216,072		\$ 27,000	
PHA-Wide		\$ 114,447	\$ 114,447	\$ 163,447		



**Five-Year Action Plan**  
**Part II: Supporting Pages**  
**Physical Needs**  
**Comprehensive Grant Program (CGP).**

U.S. Department of Housing  
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Year 1 FFY: 1993	Year 2 FFY: 1994		Year 3 FFY: 1995		Year 4 FFY: 1996		Year 5 FFY: 1997	
	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs
See Annual Statement	CA-21-002 GUADALUPE RANCH ACRES		CA-21-006 EVANS PARK		CA-21-006 EVANS PARK		CA-21-002 GUADALUPE RANCH ACRES	
	- Remove trees.	\$ 8,086	- Remove trees.	\$ 5,000	- Kitchens.	\$ 429,436	- Replace flooring.	\$ 16,000
	CA-21-003 GUADALUPE RANCH ACRES		- Sprinkler system.	\$ 7,000	CA-21-004 LOMPOC TERRACE		- Fences.	\$ 10,000
	- Remove trees.	\$ 5,000	- Block wall.	\$ 60,000	- Kitchens.	\$ 300,000	CA-21-003 GUADALUPE RANCH ACRES	
	CA-21-005 GUADALUPE RANCH ACRES		- Relandscape.	\$ 25,000	- Replace flooring.	\$ 50,000	- Fences.	\$ 10,000
	- Remove trees.	\$ 5,000	- Painting.	\$ 42,250	- Maintenance shop.	\$ 60,000	- Replace flooring.	\$ 20,000
	CA-21-006 EVANS PARK		- Heating.	\$ 188,500	CA-21-014 STANLEY HORN HOMES		CA-21-005 GUADALUPE RANCH ACRES	
	- Fences.	\$ 39,000	- Relandscape.	\$ 28,500	- Roofs.	\$ 35,200	- Playground equipment.	\$ 28,000
	- Plumbing.	\$ 30,000	- Painting.	\$ 55,250	CA-21-025 BEATTIE APARTMENTS		- Replace flooring.	\$ 20,000
	- Windows.	\$ 26,000	- Remove trees.	\$ 5,000	- Roofs.	\$ 12,000		
	- Stucco.	\$ 84,500	- Heating.	\$ 242,100	- Patios.	\$ 27,000		
					- Repair laundry rooms.	\$ 31,000		
	Subtotal of Estimated Cost							



**Five-Year Action Plan**  
**Part II: Supporting Pages**  
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**Comprehensive Grant Program (CGP)**

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Office of Public and Indian Housing



Year 1 FFY: 1993	Year 2 FFY: 1994		Year 3 FFY: 1995		Year 4 FFY: 1996		Year 5 FFY: 1997	
	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs
See  Annual  Statement	CA-21-007 EVANS PARK		CA-21-004 LOMPOC TERRACE		CA-21-022 L.C. GROSSMAN HOMES		CA-21-006 EVANS PARK	
	- Fences.	\$ 51,000	- Remove trees.	\$ 6,086	- Playground equipment.	\$ 43,086	- Concrete patios.	\$ 70,000
	- Windows.	\$ 34,000	- Replace roofs	\$ 390,000			- Bathroom sinks and faucets.	\$ 10,075
	- Stucco.	\$ 102,300	- A & E Services.	\$ 3,900	- Remove trees.	\$ 8,000		
	- Plumbing.	\$ 35,000	- Relocation.	\$ 17,500	- Roofs.	\$ 14,000	CA-21-007 EVANS PARK	
	CA-21-016 LOMPOC GARDENS I		CA-21-027 BEATTIE APARTMENTS II		- Water meters.	\$ 10,000	- Kitchens.	\$ 562,050
	- Replace flooring.	\$ 56,000	- Windows.	\$ 20,000	- Water regulators.	\$ 2,000	- Concrete patios.	\$ 85,000
	CA-21-017 LOMPOC GARDENS II		- Repair laundry rooms.	\$ 13,972	PHA-WIDE		- Bathroom sinks and faucets.	\$ 13,175
	- Replace flooring.	\$ 49,000	- Stucco.	\$ 11,300	- Seal and stripe parking areas.	\$ 49,000	- Install heating in shop.	\$ 10,800
			- Exterior doors.	\$ 2,300	- Maintenance vehicles.	\$ 25,696	- Remove concrete benches.	\$ 9,996
			- Bathrooms.	\$ 60,000	- Lead based paint abatement.	\$ 114,447		
			- Fences.	\$ 2,000				
	Subtotal of Estimated Cost							

# Five-Year Action Plan

## Part II: Supporting Pages

### Physical Needs

### Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing



Year 1 FFY: 1993	Year 2 FFY: 1994		Year 3 FFY: 1995		Year 4 FFY: 1996		Year 5 FFY: 1997	
	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs
See Annual Statement	CA-21-025 BEATTIE APARTMENTS		CA-21-027 BEATTIE APARTMENTS II (Continued)				CA-21-013 MILLER PLAZA	
	- Windows.	\$ 30,000	- Replace flooring.	\$ 10,600			- Fences.	\$ 12,000
	- Stucco.	\$ 17,000	- Electrical.	\$ 21,000			CA-21-014 STANLEY HORN HOMES	
	- Exterior doors.	\$ 3,500	- Relandscape.	\$ 5,000			- A & E Services.	\$ 5,457
	- Bathrooms.	\$ 90,000	- Kitchens.	\$ 48,000			- Construct community building.	\$ 78,000
	- Fences.	\$ 22,000	- Painting.	\$ 3,900			CA-21-025 BEATTIE APARTMENTS	
	- Replace flooring.	\$ 16,000	- Patios.	\$ 18,000			- Plumbing.	\$ 27,000
	- Rain gutters.	\$ 3,000	PHA-WIDE				CA-21-027 BEATTIE APARTMENTS II	
	- Electrical.	\$ 34,000	- Maintenance vehicles.	\$ 25,696			- Plumbing.	\$ 27,000
	- Relandscape.	\$ 11,500	- Lead based paint abatement.	\$ 114,447				
	- Kitchens.	\$ 72,000						
	- Painting.	\$ 5,400						
Subtotal of Estimated Cost								



**Five-Year Action Plan**  
**Part II: Supporting Pages**  
**Physical Needs**  
**Comprehensive Grant Program (CGP).**

U.S. Department of Housing  
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Office of Public and Indian Housing



Year 1 FFY: 1993	Year 2 FFY: 1994		Year 3 FFY: 1995		Year 4 FFY: 1996		Year 5 FFY: 1997	
	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs	Development Number / Name / Major Work Category	Estimated Costs
See Annual Statement	<u>PHA-WIDE</u>						<u>CA-21-015</u> <u>APARICIO</u> <u>APARTMENTS I</u>	
	- Maintenance vehicles.	\$ 25,696					- Water heaters.	\$ 3,556
	- Lead based paint abatement.	\$ 114,447					- Kitchen cabinets.	\$ 70,000
							- Relandscape.	\$ 5,000
							<u>CA-21-020</u> <u>APARICIO</u> <u>APARTMENTS II</u>	
							- Kitchen cabinets.	\$ 48,000
							- Water heaters.	\$ 1,624
							- Relandscape.	\$ 5,000
							- Remove stairways.	\$ 5,000
							<u>CA-21-021</u> <u>APARICIO</u> <u>APARTMENTS III</u>	
							- Kitchen cabinets.	\$ 24,000
							- Relandscape.	\$ 5,000
							- Water heaters.	\$ 1,632
	Subtotal of Estimated Cost							



**Five-Year Action Plan**  
**Part II: Supporting Pages**  
**Physical Needs**  
**Comprehensive Grant Program (CGP).**

**U.S. Department of Housing  
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Office of Public and Indian Housing**

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